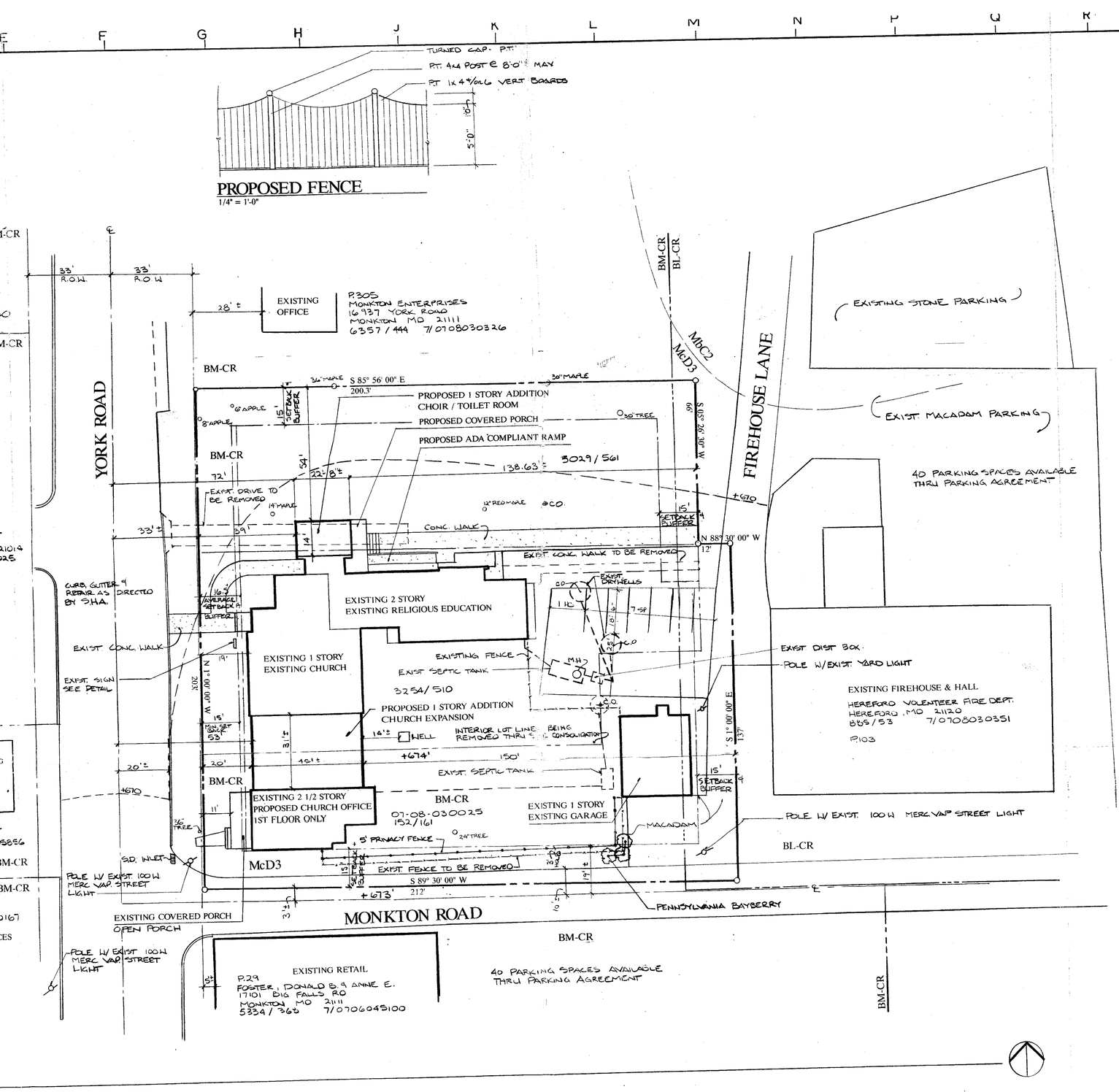


This Development Plan for Hereford United Methodist Church has been submitted in compliance with the Limited Exemption granted under Section 26-171(b)(9) of the Baltimore County Development Regulations, on January 18, 1994, by the Development Review Committee (DRC No. 01104D, 7C3).

Owner: Hereford United Methodist Church
16931 York Road
Hereford, Maryland
21111

Preparer: Rubeling & Associates
401 Jefferson Avenue
Towson, Maryland
21286

Election District 7
Councilmanic District 3
Census Tract: 4081
Watershed: 13
Subsewershed: 81
Zoning BM-CR

Site Area: The Site consists of three parcels that are being legally combined into a single parcel. All of the calculations presented are based on the combined parcel.

Net site area	42,264 s.f.	=	.97 acres
Gross site area	49,698 s.f.	=	1.14 acres

Gross Square Footage:

Existing church		2288 s.f.
Existing educational building	lower level	1747 s.f.
	upper level	2110 s.f.
Existing garage		977 s.f.
Existing church offices	lower level	1105 s.f.
	upper level	not used
	attic	not used
Proposed church expansion		1395 s.f.
Proposed choir expansion		317 s.f.
Total gross square footage		**9939 s.f.**

Adjusted Gross Square Footage:

Existing church		2288 s.f.
Existing educational building	lower level	2110 s.f.
	upper level	977 s.f.
Existing garage		1185 s.f.
Existing church offices	lower level	1105 s.f.
	upper level	432 s.f.
	attic	1395 s.f.
Proposed church expansion		317 s.f.
Proposed choir expansion		11839 s.f.
Total adjusted gross square footage		

FAR = Adjusted gross square footage ÷ Gross site area
= 11,839 s.f. ÷ 49,698 s.f.
= .238

Parking Calculations Parking required is 1 space for every 4 seats. There is no church hall on site.

Existing Nave Seating	140	÷ 4 =	35 spaces
New nave seating	70	÷ 4 =	18 spaces
Total proposed nave seating	210	÷ 4 =	53 spaces
Parking provided	on site		8 spaces
	off site per three separate agreements		120 spaces
Total spaces provided			128 spaces

The proposed additions require the addition of only 18 spaces.

Off site parking shall be required to be a renewed review and approval by the Zoning Commissioner in the event of lease expiration, of termination, of change of use, in compliance with 409.7 (c), of the Baltimore County Zoning Regulations.

Building height: Proposed 28'
Maximum allowed 30'

Historical Review: The project has been presented to the Baltimore County Landmarks Commission. The project was approved with advisory comments.

Storm Water Management: The proposed expansions increases the impervious area 1712 s.f. An exemption has been requested pursuant to Sec. 2-150.3(b)(3), "Developments which do not disturb over 5,000 of land area". THE EXEMTION WAS GRANTED, JUNE 30, 1994. BY THOMAS L. VIDMAR, CHIEF, BUREAU OF ENGINEERING SERVICES.

Wetlands: None located on site.

Critical Areas: Site is not within the designated critical areas.

Hazardous Material: There are no known hazardous materials on site. The existing underground oil tank was removed per EPA and Baltimore County standards.

Fire hydrants: There are no fire hydrants in the area because Hereford is not served by public water. The Fire Department, located on the adjacent site to the east, has a cistern dedicated to fire fighting.

Disturbed area: 2500 s.f.
New Impervious area 1712 s.f.

Landscape plan: The requirement for a schematic landscape plan submittal with the development plan has been waived.

Forrest Conservation Study: This project is exempt from the requirements of the forrest conservation act because it is an existing development and no existing trees are being removed.

Sewer: The existing private system has been opened, inspected, and appraised as in good working condition (see affixed letter from Harris Septic Systems). A waiver has been requested to allow the existing septic system to remain in service.

Water: The existing private system has been tested and has been evaluated as in compliance with health regulations. The existing steel casing shall be extended above grade, a new well pump installed, and the existing pit removed in compliance with Baltimore County standards. A waiver has been requested to allow the existing well to remain in service within 14' of the proposed addition, in lieu of the required 30'. The existing hand dug well was filled per requirements of the Baltimore County Health Department.

RUBELING & ASSOCIATES
ARCHITECTS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
301/337-2886

ARCHITECTURAL REGISTRATION BOARD 6067-A STATE OF MARYLAND

DEVELOPMENT PLAN
HEREFORD UNITED METHODIST CHURCH
HEREFORD, MARYLAND 21111
16931 YORK ROAD

RECEIVED OCT 14 1994 BALTIMORE COUNTY ZADM/DM

No.	Description	Date
2	COMMENTS	19 OCT
1	COMMENTS	6 OCT

Revisions

Proj. No.	93-058
Date	23 JUNE 94
Scale	
Last Rev.	19 OCT 94

Title: DEVELOPMENT PLAN
DNC NO. 01104D, 7C3

ZADM #V11-298

Sheet 1

s applied for:

eting with the Office of Zoning, the following is the anticipated approach for essary zoning variances for the project.

g will be applied for to petition the Zoning Commissioner to rule that Section F exempting "any building use or structure in existence" applies to this project nited nature, extent, and locations of the proposed additions to the existing

mmissioner rules that the project is in keeping with the "spirit and intent" of the llowing variances will be applied for:

nce to Section 409.8 A.2 to allow the existing gravel parking lot to remain as y constructed, in lieu of "a durable and dustless surface."

nce to Section 409.8 A.6 to allow the existing gravel parking lot to remain as y constructed without permanent striping, in lieu of the required striping.

nce to Section 409.6 to continue to provide 7 on site existing parking spaces, ed by additional parking facilities off site, in lieu of the 18 required additional

tion the Zoning Commissioner to approve a modified parking plan, due to undue p, in compliance with Section 409.12 B and the procedures set forth in section .1

ECIAL HEARING", VARIANCES AND PETITION D ABOVE WERE PRESENTED TO THE COMMISSIONER, AS CASE 95-92, ON BER 1994. AT THE END OF THE HEARING MMISSIONER RULED THAT:

ROJECT WAS EXEMPT FROM THE 'CR' OVERLAY LIANT TO SECTION 259.3, PARAGRAPH F.

MMISSIONER ALSO GRANTED THE 3 VARIANCES E MODIFIED PARKING PLAN.

ER AGREED TO FILE A LANDSCAPE PLAN W/ THE S PERMIT AND COMPLY WITH THE STATE HIGHWAY ADMIN. S REGARDING THE CLOSURE OF THE DRIVE ON YORK ROAD.

THOMAS G. HARRIS SR.
HARRIS SEPTIC SYSTEMS
P.O. BOX 394 1828 MONKTON ROAD
MONKTON, MARYLAND 21111
PH. NO. 472-4613
BALTO. CO. LIC. NO. 5025

September 27, 1994

Baltimore County Health Department
Towson, Maryland 21204

Dear Mr. Powell:

Inspection of septic system at Hereford United Methodist Church provided this information.

Septic system consists of:
1500 gallon concrete septic tank with both baffles intact
Distribution Box with baffle
2-8 x 12 Drywells that have less than a foot of water in them

We installed manhole on septic tank to grade.

Septic System is in good working condition, as of September 26, 1994.

Thomas G. Harris Sr.
Thomas G. Harris, Sr.
Harris Septic Systems

TGH/geh

CC: Mr. Don Pearce

PETITIONER'S EXHIBIT NO. 10

DAILY TRIP CALCULATIONS

EXISTING DAILY TRIPS GENERATED

CHURCH SERVICE	1 DAY / WEEK	47 TRIPS / WEEK
COMMITTEE MEETINGS	2 DAYS / WEEK	40 TRIPS / WEEK
CHURCH STAFF	5 DAYS / WEEK	15 TRIPS / WEEK
TOTAL EXISTING WEEKLY TRIPS GENERATED		102 TRIPS / WEEK
TOTAL EXISTING DAILY TRIPS GENERATED (AVERAGE)		15 TRIPS / DAY

PROPOSED DAILY TRIPS GENERATED

CHURCH SERVICE	1 DAY / WEEK	70 TRIPS / WEEK
COMMITTEE MEETINGS	2 DAYS / WEEK	60 TRIPS / WEEK
CHURCH STAFF	5 DAYS / WEEK	15 TRIPS / WEEK
TOTAL PROPOSED WEEKLY TRIPS GENERATED		145 TRIPS / WEEK
TOTAL PROPOSED DAILY TRIPS GENERATED (AVERAGE)		21 TRIPS / DAY

INCREASE IN DAILY TRIPS GENERATED **6 TRIPS / DAY**

ARCHITECTURAL REGISTRATION BOARD 6067-A STATE OF MARYLAND

THIS REVISED PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Exhibit No.
CERTIFICATE OF ZONING
DEVELOPMENT REGULATIONS
DEVELOPMENT PLAN
DEPARTMENT OF PERMITS & LICENSES

J.K. Merritt 10/17/94

ZONING CASE 95-92 ZADM #V11-298

IN RE: **PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE**	*	BEFORE THE
Northeast Corner of York and Monkton Roads	*	ZONING COMMISSIONER
(16931 York Road)		
7th Election District	*	OF BALTIMORE COUNTY
3rd Council District		
	*	**Case No. 06-601-SPHXA**
Hereford United Methodist Church		
Petitioner		

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owner of the subject property, the Hereford United Methodist Church, through its attorney, Dino C, LaFiandra, Esquire, for the property located at 16931 York Road. The Petitioner requests a special hearing to determine whether the proposed development is exempt from the requirements of Baltimore County Zoning Regulations (B.C.Z.R.) Section 259.3 by virtue of B.C.Z.R Section 259.3.F and to approve an amendment to the approved site plan in Case No. 95-92-SPHA, in accordance with the relief granted herein. Should I determine that the proposed development is subject to B.C.Z.R. Section 259.3, then as an alternative the Petitioner seeks a special exception pursuant to Section 259.3.B.3 for a gross floor area of 23,233 square feet with 19,060 square feet on the first floor, and a floor area ratio of 0.29. In addition, variance relief is requested from B.C.Z.R. Section 259.3.C.2(b) for a rear setback of 15 feet in lieu of the 25 feet required.[1] The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit No. 4.

Appearing at the requisite public hearing in support of the request were Reverend Steven T. Cochran, ordained Minister, appointed by the Bishop, Mark A. Aitken, Chairman of the Church's Building Committee, and their attorneys, Dino C. LaFiandra, Esquire, and Adam

[1] Petitioner withdrew the variance request as the site plan demonstrated relief was not required in the B.M. or Commercial-Rural district.

ORDER RECEIVED FOR FILING
Date 10-12-06
By

Baker, Esquire. Appearing on behalf of the Hereford Community Association was Paul Z. Cummins, II, President. Testimony was also offered in support of the petition from expert witness, Patrick C. Richardson, Jr., the professional engineer who prepared the site plan for this property, and Marilyn Gould, AIA, the architect and master planner with Rubeling & Associates, who prepared the church's final master plan accepted into evidence as Petitioner's Exhibit No. 2. Numerous members of the church's trustees and parishioners attended the hearing on the second date (September 25, 2006) and offered testimony and support, namely; Mark and Janet Gardner, Leonard and Pamela Gough, Meg and Roger Elliott, Gail Myers, Duvall Sollers and Matt Leininger.

The issues presented in this case generated significant public interest and a number of individuals from the surrounding communities appeared and/or testified in opposition to the request. Wendy McIver, an appointed landmarks commissioner and member of the Sparks-Glencoe's Community Planning Council (SGCPC)[2], who assisted in drafting the Hereford Community Plan, Carrie Gittings, Irving Spitzberg, President of North County Preservation, Inc., Lawrie Deering, Vice President, SGCPC, Nedda P. Evans, President, SGCPC, Kirsten Burger, SGCPC, Patricia Bentz, Executive Director of the Baltimore County Historical Trust and George R. Rew.

INTRODUCTION

A significant amount of testimony and evidence was submitted at the scheduled hearing held in this case on August 1, 2006 requiring a continuation. The case proceeded initially on the limited issues involved with the petition for special hearing holding in abeyance the special exception petition. In this regard and as a matter of housekeeping, Mr. LaFiandra amended the Petition for Special Exception to reflect a gross floor area of 23,233 sq. ft., as

[2] It became obvious during the course of the two-day hearing that both Sparks-Glencoe Community Planning Council (SGCPC) and Hereford Community Association, Inc. claim jurisdiction over the subject property. Both claim a long history of interest in preserving the rural character of the village of Hereford, however, their respective positions are diverse. The Hereford Community Association and the Hereford Volunteer Fire Company, Inc. fully support the church's master plan and future development proposal (See Petitioner's Exhibits 8 & 12), while the SGCPC does not. SGCPC cites concerns with scale, mass and absence of building architecturals or elevations in order to properly understand the contemplated expansion.

ORDER RECEIVED FOR FILING
Date 10-12-06
By

depicted on the site plan, and not the 29,233 sq. ft. originally indicated on the petition filed. The hearing resumed on September 26, 2006 allowing time for church leaders to meet with area residents and community leaders and present the congregation's master plan that will guide the church's growth.

THE PROPERTY & PROPOSAL

Testimony was offered describing the subject property and proposed use based upon the Space Needs Assessment (Petitioner's Exhibit 1) and primarily presented by Mr. Aitken, Reverend Cochran, and Rick Richardson, who prepared the site design and was accepted as a zoning expert; and Marilyn Gould, the registered architect, who developed Petitioner's Exhibit 2, an alternative master plan, who was accepted as an expert in architectural and land planning.

The subject property is the site of the Hereford United Methodist Church and consists of three separate contiguous lots of record used in combination to form a rectangular shaped tract containing a gross area of 1.89 acres zoned B.M.-C.R. and located on the east side of York Road at its intersection with Monkton Road in the Hereford area of northern Baltimore County. The church's lengthy history is outlined on Petitioner's Exhibit No. 3 beginning in 1777. Two of the present improvements on the property have Maryland Historical Trust numbers, the church and sanctuary and the administrative building. An educational building was erected in 1959. Several outbuildings, a garage providing space for the Hereford Food Bank and three sheds are located on the southeastern portion of the property and are planned to be removed to make way for the proposed improvements.

As noted on both the site plan (Petitioner's Exhibit 4) and master plan (Petitioner's Exhibit 2), the Petitioner now has existing improvements totaling 10,259 square feet (1,789 square feet of which will be removed) and proposes developing the site with a 58' by 34' (1,972 sq. ft.) education and classroom building, a 64' by 118' (7,552 sq. ft.) fellowship and multi-function facility with expansions to the existing administrative and educational building (3,110 square feet). The Office of Planning's Community Planner, Bill Hughey, and Preservation Services Staff Member, Karin Brown, met with the Petitioner, have reviewed the proposed

ORDER RECEIVED FOR FILING
Date 10-12-06
By D. Jackson

neighborhoods," and auto service stations as different "uses" of a parcel. The definition of "use" as argued by Petitioner (the activities taking place on the property) is mentioned nowhere in the pertinent sections. It is improper to accept this alternative definition of the term when a valid definition exists within the referenced section. The exemption language specifically addresses only 259.2.A and 259.3, and therefore the term "use" should share the definition contained in those sections.

Assuming, *arguendo*, that Petitioner's broad definition of "use" is the proper one, the exemption still would not apply. The record shows that, although the site has been used as a church since the 19th century, this use has expanded significantly since 1988. According to the record, Reverend Cochrane has greatly expanded on-site activities since he began leading the church in 1990. According to his testimony, he has begun programs such as a food bank, Bible study, counseling services, and preschool. This testimony was supported by the comments of Paul Cummins, a long-time churchgoer, who stated that the church was "very small" before Cochrane took over, and that nearly every existing program was created by Cochrane.

In my opinion, this amounts to an extension of the previous church use of the site subsequent to 1988. The pre-school program in particular is unrelated to the church use in a way that cannot be taken as a mere intensification of church use, but must be classified as a new use altogether. The site has expanded from being merely a church, also now acting as a community and educational center, and thus has not retained its pre-1988 use as required in Section 259.3.F to be exempted from the C.R. restrictions.

Counsel for Petitioner cites the 1994 decision of Deputy Zoning Commissioner Timothy Kotroco (Case No. 95-92 SPHA) in which buildings (the infill addition between the parsonage and church) were exempted from certain C.R. regulations based on Section 259.3.F of the B.C.Z.R., claiming that this is evidence that the Section 259.3.F exemption should continue to apply in the present case. That decision is easily distinguishable, however, as it concerned existing buildings. The question of "use" was not addressed at that time, because existing pre-1988 buildings were the subject of the case and met the requirements for an exemption under

ORDER RECEIVED FOR FILING
Date 10-12-99
By D. Santos

Section 259.3.F.

In sum, these factors mitigate against my making a determination that the proposed development is exempt from the requirements of Section 259.3, thereby requiring the Petitioner to proceed on its petition for special exception pursuant to Section 259.3.B.3 of the B.C.Z.R.

SPECIAL EXCEPTION IN A C.R. DISTRICT

Hereford United Methodist Church, having been denied an exemption as set forth above, now seeks a special exception to build in excess of the gross floor area and the floor area ratio (F.A.R.) limitations provided for within the C.R. District[3]. The proof(s) required in this zone (B.M.-C.R.) are complex and due to the importance of the applicable sections will be recited here:

> *B.C.Z.R. Section 259.3.B.3 -*
>
> Buildings which exceed the requirements of Section 259.3.C.1 may be permitted by special exception only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district.
>
> *B.C.Z.R. Section 259.3.B.4 -*
>
> In addition to the requirements generally imposed by Section 502.1, any use permitted by special exception in C.R. Districts shall meet the requirements of sub-section E below.
>
> *B.C.Z.R. Section 259.*3.E –
>
> Additional requirements for the granting of a special exception in a C.R. District. In addition to the requirements generally imposed in the issuance of special exceptions by Section 502.1, the following requirements shall apply to the granting of special exceptions in C.R. Districts:
>
> 1. The petitioner shall document the need for the development at the proposed location.
>
> 2. The proposed development shall take into account existing and proposed roads, topography, existing vegetation, soil types and the configuration of the site. The

[3] B.C.Z.R. Section 259.3.C Use Restrictions sets forth the bulk regulations and compatibility relationship to surrounding neighborhoods. In pertinent part this section provides that the gross floor area for all buildings on a lot shall not exceed 8,800 square feet, of which no more than 6,600 square feet shall be on the ground floor; and, the floor area ratio shall not exceed 0.20.

ORDER RECEIVED FOR FILING
Date 10-12-09
By D. Santos

proposed development will not disturb slopes with grades exceeding 25%; will minimize disturbance to vegetated areas, wetlands and streams; and will not result in undue site disturbance or excessive erosion and sediment loss. Infiltration will be maximized and stormwater management discharge will be decentralized.

3. Architecturally or historically significant buildings and their settings shall be preserved and integrated into the site plan.

4. The buildings shall be sited to protect scenic views from public roads and so that the natural rural features, including but not limited to pastures, croplands, meadows and trees, are preserved to the extent possible. Additional open space may be required to preserve and enhance the enjoyment of the natural amenities and visual quality of the site.

5. The proposed development will not be detrimental to neighboring uses and the tranquillity of the rural area through excessive noise and will not result in a nuisance or air pollution from dust, fumes, vapors, gases and odors.

Further, and as evidenced in the above sections before any special exception may be granted, it must appear that the use for which the special exception is granted will not:

B.C.Z.R. Section 502.1 –

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A. Be detrimental to the health, safety or general welfare of the locality involved;

B. Tend to create congestion in roads, streets or alleys therein;

C. Create a potential hazard from fire, panic or other danger;

D. Tend to overcrowd land and cause undue concentration of population;

E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

F. Interfere with adequate light and air; [**Bill No. 45-1982**]

G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; [**Bill No. 45-1982**]

H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [**Bill No. 45-1982**]

ORDER RECEIVED FOR FILING
Date 10-12-22
By D. Jiang

I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone. **[Bill No. 74-2000]**

The highest courts of this State have reviewed the treatment of proposed special exception and conditional uses by various local zoning boards and commissions. The seminal case regarding special exceptions is *Schultz v. Pritts,* 291 Md. 1, 432 A2nd. 1319 (1981). In that case, the court noted that a special exception use is part of the Comprehensive Zoning Plan and thus, shares the legal presumption that it is in the interest of the general welfare and therefore valid. The Court noted that a special exception use is a valid zoning mechanism that delegates to an administrative board or body a limited authority to allow certain enumerated uses which the legislature (in this case, the Baltimore County Council) has determined to be permissible, absent any facts or circumstances which negate that presumption.

Also relevant to these proceedings is Baltimore County Code (B.C.C.) Section 32-4-402 entitled Compatibility which sets forth the applicable regulation in determining whether the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted master plan for the district provided for in B.C.Z.R. Section 259.3.B.

Section 32-4-402. Compatibility -

(a) "Neighborhood" defined. In this section, "neighborhood" means the existing buildings and land uses adjacent to and extending from the proposed development to:

(1) A definable boundary such as a primary collector street or arterial street;

(2) An area with a significant change in character or land use; or

(3) A major natural feature.

(b) Exception. This section does not apply to a research park.

(c) Recommendations by Director of Planning. The Director of Planning shall

ORDER RECEIVED FOR FILING
Date 12-12-00
By

make compatibility recommendations to the Hearing Officer for:

(1) A cluster subdivision;

(2) A development in the RCC, R-0, OR-1, OR-2, O-3, SE, OT zones, the CR districts, or a Planned Unit Development; or

(3) Alternative site design dwellings as provided in the comprehensive manual of development policies.

(d) Compatibility objectives. Subject to subsection (c) of this section, development of property shall be designed to achieve the following compatibility objectives in accordance with the guidelines in the comprehensive manual of development policies:

(1) The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood;

(2) The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood;

(3) The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood;

(4) The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems;

(5) Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design;

(6) The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities;

(7) The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood; and

(8) The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

(e) Compatibility with standards in S-E zones; exterior materials.

(1) In an S-E zone, in addition to other compatibility standards, a developer

RECEIVED FOR FILING
Date 10-12-96
By

shall make buildings compatible with the streetscape and the landscape by methods that reduce the large-scale visual impact of the buildings.

(2) (i) The predominant exterior material on a building may not require periodic refinishing or maintenance such as painted wood, painted metal siding, pre-finished metal siding, or painted masonry.

(ii) An exterior wall of a building may not be made from any unfinished material including raw wood, unfinished concrete block, or concrete surfaces.

(iii) Acceptable predominant exterior materials on a building include brick, glass, architectural concrete surfaces, decorative masonry units, or stucco.

(1988 Code, § 26-282) (Bill No. 18, 1990, § 2; Bill No. 1, 1992, § 2; Bill No. 46, 1992, § 3; Bill No. 186-94, § 10, 1-14-1995; Bill No. 112-99, § 3, 1-10-2000; Bill No. 79-01, § 2, 7-1-2004)

Finally, and importantly it is noted that the Hereford Community Plan[4] must be complied with pursuant to B.C.Z.R. Section 259.3.B.3 when requesting a special exception. In pertinent part the plan states:

Hereford Community Plan, Page 38 et seq. -

The C.R. District zoning regulations (B.C.Z.R. 259.3) require that proposed buildings can exceed the bulk standards (8,800 square feet and 0.20 F.A.R.) "only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district." These guidelines will be used in the review of proposed building projects that seek to exceed the bulk standards in order to assure that the proposed structure will be compatible with the desired architectural and site design character.

ACTIONS

Guidelines are provided that are unique to Hereford's site design. These should be used for the review of proposals which exceed the bulk standards of commercial projects in Hereford. They are advisory only for new structures which meet the bulk standards as provided for in B.C.Z.R. 259.3.c.1.

A. Present a Residential Atmosphere – To accomplish this new buildings should be compatible in size, scale and mass with existing buildings, excluding the two

[4] The entire Hereford Community Plan adopted by the Baltimore County Council on May 6, 1991 was submitted by the parties and marked as Petitioner's Exhibit No. 7 and Protestant's Exhibit No. 2.

ORDER RECEIVED FOR FILING
Date 10-13-09
By

newer commercial buildings in the vicinity of York and Mt. Carmel Roads.

B. Rhythms of Building Spacing Should Be Maintained – There is an existing pattern of paired buildings. This pattern should continue, taking into account the constraints of well, septic and stormwater management locations.

C. Structure of Two Stories or Less – Building height is restricted by the C.R. District to 30 feet at the top of roof and this statement reinforces that protection.

D. Front of Buildings Facing the Street – The buildings in Hereford are characterized by their linear appearance. The front of nearly every building faces the street. Although this may not be achievable on every site due to other constraints, architectural treatments can achieve the same effect. Parking should be located at the rear and side of buildings.

E. Porches are to be Linear in Appearance – Porches are a consistent feature on the older buildings in Hereford. They should be considered for new construction. An example of this style is shown in Figure 2.

F. Roofs are to be Cross Gable with a Moderate Pitch Roof Compatible with Surrounding Structures – See Figure 2.

G. Windows are to be Symmetrical and Proportional to Wall Space – See Figure 2.

H. Window Type and Materials are to be Compatible with the Front Façade and the Historical and Architectural Character of the Buildings – Exterior storm windows and doors should be visually unobtrusive. Aluminum should be painted in an appropriate manner.

I. Stylistic Trim Using Cornices, Scroll Work and the Like is Encouraged – See Figure 3.

J. Exterior Materials are to be Natural in Appearance – Preference is to be given to wood, wood siding, stone, brick and stucco. Second choice should include vinyl or aluminum siding that simulates wood siding.

K. Color should be Compatible with the Atmosphere of the Village – Colors should be compatible with the village atmosphere and/or typical of the period from which the architectural style was developed.

L. Mechanical Systems Should be Installed in Places where they will be Visually Unobtrusive – Audio/video antenna and mechanical equipment are examples of these systems.

M. Dumpsters – Should be located at the rear or side of the site and must be screened.

ORDER RECEIVED FOR FILING
Date 10-12-06
By

N. Small Litter Receptacles, Benches and Other Street Furniture – Should be of materials and design compatible with the architecture of rural center, i.e., wooden or wrought iron benches.

In essence, it is this portion of the Hereford Plan that provides the clear requirements that need to be complied with and used to determine compliance with the site design guidelines.

Marilyn Gould with Rubeling and Associates provided substantial testimony concerning Petitioner's Exhibit 2 which she developed as an option for the proposed master plan. Briefly, she used Petitioner's Exhibit 1, the Space Needs Analysis to develop a master plan centered around the church's needs for a fellowship hall, storage and kitchen and educational classrooms for church school instruction. She produced 20 photographs (Petitioner's Exhibit 6A through 6T) and used them to explain the scale of existing buildings in the neighborhood and the detail undertaken in locating and creating new structures as well as parking that would be masked and protected from view by keeping the buildings and all activities on the rear of the property set back some distance from Monkton Road and in close proximity to the large firehouse building to minimize conceptionally the impact and scale of the largest improvement, the fellowship multi-function facility.

Ms. Gould further opined that the Hereford Design Guidelines (Page 38 under the Action Heading-First Paragraph) specifically refers to restricting *commercial uses* as opposed to public and *institutional services* as outlined on Page 16-Table 8 of the Hereford Community Plan, i.e., library, churches, post office, fire station, etc. Moreover, she testified as to each of the compatibility objectives contained in B.C.C. Section 32-4-402(d) 1 through 8 as well as the site design guidelines of the Hereford Community Plan, A through N, and rendered an opinion that the Petitioner's proposal is in scale with the surrounding neighborhood and in compliance with the site design guidelines and performance standards of the Hereford Community Plan and the

ORDER RECEIVED FOR FILING
Date 12-12-09
By

compatibility objectives contained in the Comprehensive Manual of Development Policies.

Ms. Gould's documentation and opinions, as well as the church's need for expansion[5], were reinforced by the following representatives of the church who testified:

Len Gough, Trustee and Member of the Building Committee, Mark Gardner[6], Trustee and Chair of the Teacher's Committee, discussed the church's 233 years of existence and space needs to meet current and future programs, Matt Leininger, Lay Reader and substitute Pastor, Duvall Sollers, a member for some 42 years, discussed the church's evolution and its desire to keep pace with the expanding Hereford community, Gail Myers, a member of the church since 1971, who taught Sunday school and acted as Church Secretary over the past 35 years, discussed the church's programs and missions, Mark Aitken, Chairman of the Building Committee, provided detailed documentation concerning the church's 280 members and their functions involving educational and youth athletic activities and introduced the Space Needs Assessment (Petitioner's Exhibit 1) and the church's history (Petitioner's Exhibit 3). Finally, Paul Cummins, President of the Hereford Community Association, testified and offered Petitioner's Exhibit 8, evidencing overwhelming membership support of the church's expansion and specifically the church's request for an increased floor area ratio of 0.29.

The primary objection voiced by most witnesses from the SGCPC and North County Preservation, Inc. relates to a perceived lack of a defined site plan and architectural details. In this regard, Lawrie Deering stated that even though she and Nedda Evans had walked through the church and the grounds with Reverend Cochran and were shown where the buildings would be located, she felt that final approval should be withheld until more specific architectural details

[5] The Hereford United Methodist Church's need for new construction at the proposed location in order to meet the demands of a growing congregation was not in dispute and, in fact, stipulated to by the officials of SGCPC.

[6] Mr. Gardner is also the Assistant Fire Chief of the Hereford Volunteer Fire Company, Inc., located adjacent to the church's property. He stated the fire company has been in existence since 1924 and that the scale, proportion and massing of the building as it existed in 1988 is accurately detailed on Petitioner's Exhibit 6S.

ORDER RECEIVED FOR FILING
Date 10-12-90
By

were made available. She felt there was no real concept as to what was being built. She simply wanted to see more in order to have a better idea and to judge it in relationship to the Hereford Community Plan. Patricia Bentz, Executive Director of the Baltimore County Historical Trust and member of the Hereford Community Association, stated she wants to uphold the Hereford Master Plan and is of the opinion that exceeding the gross floor area of 8,800 square feet[7] and the floor area ratio of 0.20 by allowing the proposed 0.29 F.A.R. was not in keeping with the plan.

Irving Spitzberg, Attorney and member of all associations mentioned, testified in his individual capacity, describing the size, scale and mass of the existing buildings creating the spine of York Road. He suggested caution in not creating a precedent by allowing a church defined as an "institutional services building" to exceed the bulk standards of the Hereford Community Plan on the one hand without undermining the enforcement of the bulk standards for other public and commercial projects in Hereford.

At the conclusion of the hearing, Kirsten Burger offered testimony as spokesperson for the SGCPC stating the proposal must be denied based on the compatible criteria set out in Section 502.1.G of the B.C.Z.R. The text of her prepared statement was accepted as Protestant's Exhibit 4. She points out that given the size and lack of architecturals "it is impossible to say that the proposal is consistent with the *spirit and intent* of the zoning that applies to this building." Testimony was offered by both sides regarding this issue. The Petitioner offered the testimony of both Ms. Gould and Mr. Richardson and the Zoning Advisory Committee (ZAC) comment prepared by William Hughey from the Office of Planning in support of their assertion that the floor area and 0.29 F.A.R. is indeed compatible for the C.R. zone. The Protestants

[7] 10,259 square feet of improvements currently exist on the church's site, the subject petition proposes an additional 12,634 square feet for a total of 23,233 square feet. The architecturals and level of design detail requested by the Protestants was estimated by Rubeling & Associates to be in the cost area of $35,000 to $40,000. Church officials stated they were not financially able to spend this amount without first knowing that they could move forward with their plans.

ORDER RECEIVED FOR FILING
Date 10-12-09
By D. Jackson

offered lay testimony on this subject. The not so simple answer to this issue is — is this a suitable use for this location. The Protestants view it as similar to a commercial intrusion while the applicant argues that it is an institutional use.

Patrick Richardson, Petitioner's civil engineer and land use expert, was recalled by Mr. LaFiandra to rediscuss existing conditions, topography (from Monkton Road the property slopes downward to the north) and proposed improvements. Of note, he described the 1.8 acre site as consisting of three separate lots of record. While the subject special exception request proposes to exceed the gross floor area as specified in the C.R. District overlay (Section 259.3.C.1.a. and b.), Mr. Richardson points out that prior to 1994, each lot would be permitted 8,800 square feet for buildings and opines that the church's three lots would allow for up to 26,400 square feet of building space while the proposal is for a total of 23,233 square feet. He testified that all of the other enumerated use restrictions, i.e., setbacks, landscaping, parking, environmental holding capacity, outside storage, signage and relationship to surrounding neighborhoods are all met.

CONCLUSION

Based upon the testimony and evidence presented, I am persuaded to approve this plan with conditions. The master plan submitted (Petitioner's Exhibit 2) demonstrates that the proposed development for this property, at this point, is in compliance with the site design guidelines and performance standards which are part of the adopted plan for this property and the Hereford Community Plan. Furthermore, the testimony and evidence offered satisfied the additional requirements for the granting of this special exception in this C.R. district as are enunciated above in Section 259.3.B.3-4 of the B.C.Z.R. Finally, the testimony satisfied the provisions of Section 502.1 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons set forth above, the relief requested to approve an exemption

ORDER RECEIVED FOR FILING
Date 10-12-99
By

for the proposed additions shall be denied, however, after considering the additional testimony and evidence offered by the Petitioner on the second hearing date, I find that the Petitioners special exception request should be GRANTED.

THEREFORE, it is ORDERED by the Zoning Commissioner for Baltimore County this 12th day of October 2006, that the Petition for Special Hearing to determine whether the proposed development is exempt from the requirements of Baltimore County Zoning Regulations (B.C.Z.R.) Section 259.3 by virtue of B.C.Z.R. Section 259.3.F, in accordance with Petitioner's Exhibit No. 4B, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petition for Special Exception filed pursuant to Section 259.3B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) seeking approval for a gross floor area of 23,233 square feet with 19,060 square feet on the first floor, and a floor area ratio of 0.29, in accordance with Petitioner's Exhibits 2 and 4, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 259.3.C.2.b of the B.C.Z.R. to permit a rear yard set back of 15 feet in lieu of the 25 feet required be and is hereby DISMISSED AS MOOT; and

IT IS FURTHER ORDERED that the relief granted herein is conditioned upon the following restrictions:

1. The Fellowship Multi-function Facility "Building F" as shown on Petitioner's Master Plan (Exhibit 2) will not be a steel building and the gabled end and façade facing Monkton Road shall be consistent with that shown on Petitioner's Exhibit 6A (attached).

2. Prior to the issuance of any permits, Petitioner shall submit building elevation drawings to the Office of Planning's Community Planner and to Preservation Services, c/o Karin Brown, for review and approval. Said drawings shall show the relationship of the proposed additions (rear, side and gabled ends) to the existing administrative, church and sanctuary improvements and the building materials to be used, including type, texture and color.

3. The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving a commercial rural zone or C.R. district.

ORDER RECEIVED FOR FILING
Date 10-12-06
By

4. When applying for any permits, the site plan filed must reference this case and set forth an address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

WJW:dlw

PLEASE RECEIVED FOR FILING
Date 10-13-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 12, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Dino C. LaFiandra, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue, #400
Towson, Maryland 21286

RE: **PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE**
Northeast Corner of York and Monkton Roads
(16931 York Road)
7th Election District – 3rd Council District
Hereford United Methodist Church, by Paul Z. Cummins, II, Officer – Petitioner/Owner
Case No. 06-601-SPHXA

Dear Mr. LaFiandra:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been denied, granted with restrictions and dismissed as moot, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJWdlw

c: Mr. Paul Z. Cummins, 16933 Flickerwood Road, Parkton, Md. 21120
Rev. Steven T. Cochran, P.O. Box 400, Monkton, Md. 21111
Mr. Mark Aitken, 18822 Fox Chase Court, Parkton, Md. 21120
Mark & Janet Gardner, 1400 Mt. Carmel Road, Parkton, Md. 21120
Ms. Marilyn Gould, AIA, 1104 Kenilworth Avenue, #500, Towson, Md. 21204
Leonard & Pamela Gough, 17806 Fireston Road, Parkton, Md. 21120

Meg & Roger Elliott, 15817 Falls Road, Sparks, Md. 21152
Gail Myers, 907 Monkton Road, Monkton, Md. 21111
Duvall Sollers, 2201 Mt. Carmel Road, Parkton, Md. 21120
Matt Leininger, 20108 Cameron Mill Road, Parkton, Md. 21120
Patricia Bentz, 207 Courtland Road, Towson, Md. 21285
Mr. Patrick C. Richardson, Jr., Richardson Engineering, LLC, 110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030
Mr. Adam Baker, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Ave., #400, Towson, Md. 21204
Ms. Wendy McIver, 233 Manor Brook Road, Monkton, Md. 21111
Ms. Carrie Gittings, 616 Gifford Lane, Monkton, Md. 21111
Mr. Irving Spitzberg, 910 Maplehurst Lane, Monkton, Md. 21111
Ms. Lawrie Deering, 10 Arden Valley Court, Sparks, Md. 21152
Ms. Nedda P. Evans, President, Sparks Glencoe Community Planning Council, P.O. Box 937, Sparks, Md. 21152
Ms. Nedda P. Evans, 2224 Traceys Road, Sparks, Md. 21152
Mr. George R. Rew, 17509 Prettyboy Dam Road, Parkton, Md. 21120
Kirsten Burger, 1906 Corbridge Lane, Monkton, Md. 21111
Karin Brown, Office of Planning; People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16931 York Road
which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1. Determine whether the proposed development is exempt from the requirements of BCZR §259.3 by virtue of BCZR §259.3.F.

2. Approve an amendment to the approved site plan in Case 95-92-SPHA, in accordance with the relief granted herein.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address | Telephone No.

City | State | Zip Code

Attorney For Petitioner:

Dino C. La Fiandra
Name - Type or Print

Dino La Fiandra
Signature

Whiteford, Taylor & Preston, LLP
Company

210 W. Pennsylvania Ave., #400 410-832-2000
Address | Telephone No.

Towson, Maryland 21204
City | State | Zip Code

Legal Owner(s):

Hereford United Methodist Church
Name - Type or Print

Paul Z. Cummins II OFFICER
Signature

PAUL Z. CUMMINS II
Name - Type or Print

Signature

16931 York Road
Address | Telephone No.

Monkton, Maryland 21111
City | State | Zip Code

Representative to be Contacted:

Dino C. La Fiandra
Name

210 W. Pennsylvania Ave., #400 410-832-2000
Address | Telephone No.

Towson, Maryland 21204
City | State | Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 5-25-06

ORDER RECEIVED FOR FILING
Date 10-12-06
By

Case No. 06-601 SPHXA

REV 9/15/98

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 16931 York Road

which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

If the Zoning Commissioner determines that the proposed development is subject to BCZR §259.3, then the Petitioner seeks a special exception pursuant to §259.3.B.3 for a gross floor area of ~~29233~~ sq. ft. with 19060 sq. ft. on the first floor, and a floor area ratio of 0.29.

23,233 sq. feet

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Dino C. La Fiandra

Name - Type or Print

Dino La Fiandra

Signature

Whiteford, Taylor & Preston, LLP

Company

210 W. Pennsylvania Ave., #400 410-832-4000

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Hereford United Methodist Church

Name - Type or Print

Paul Z Cummins, II OFFICER

Signature

PAUL Z. CUMMINS, II

Name - Type or Print

Signature

16931 York Road

Address Telephone No.

Monkton, Maryland 21111

City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra

Name

210 W. Pennsylvania Ave., #400 410-832-2000

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 5.25.06

Case No. 06-601-SPHXA

REV 09/15/98

ORDER RECEIVED FOR FILING
Date 10-12-06
By 03

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16931 YORK RD

which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

If the Zoning Commissioner determines that the provisions of BCZR ¢259.3 apply then the Petitioner requests a Variance from ¢259.3.C.2.b for a rear set back of 15' in lieu of the 25 feet required,
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be shown at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Dino C. La Fiandra

Name - Type or Print

Dino La Fiandra

Signature

Whiteford, Taylor & Preston, LLP

Company 410-832-2000

210 W. Pennsylvania Ave., #400

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Hereford United Methodist Church

Name - Type or Print

Paul Z. Cummins, II OFFICER

Signature

PAUL Z. CUMMINS, II

Name - Type or Print

Signature

16931 York Road

Address Telephone No.

Monkton, Maryland 21111

City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra

Name 410-832-2000

210 W. Pennsylvania Ave., #400

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 06-601-SPHXA

Reviewed By _____ Date 5-25-06

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 10-12-06
By

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION
16931 YORK ROAD
7TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point in the intersection of Monkton Road, a paving width of 22+/- feet, thence running and binding the right of way line for York Road the following courses and distances (1) North 03 degrees 15 minutes 59 seconds West 55.40 feet, (2) North 03 degrees 15 minutes 47 seconds West 81.66 feet, (3) North 03 degrees 16 minutes 14 seconds West 66.32 feet, (4) North 03 degrees 15 minutes 59 seconds West 187.00 feet, thence leaving York Road, (5) North 88 degrees 15 minutes 15 seconds East 199.99 feet, (6) South 03 degrees 16 minutes 05 seconds East 253.30 feet, (7) North 88 degrees 14 minutes 40 seconds East 12.00 feet, (8) South 03 degrees 15 minutes 59 seconds East 137.00 feet to a point in Monkton Road, thence along Monkton Road the following course and distance (9) South 88 degrees 14 minutes 01 seconds West 212.00 feet to the point of beginning.

Containing a net area of 1.829 acres or 79,683 square feet of land, more or less.

STATE OF MARYLAND
NO. 15507
REGISTERED
PROFESSIONAL ENGINEER

5/24/06

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 06-601-SPHXA
16931 York Road
Northeast corner of York and Monkton Roads
7th Election District — 3rd Councilmanic District
Legal Owner(s): Hereford United Methodist Church, Paul Z. Cummins, II, Officer

Special Hearing: to determine whether the proposed development is exempt from the requirements of BCZR and to approve an amendment to the approved site plan in Case 95-92-SPHA for the proposed buildings, in accordance with the relief granted herein. **Special Exception:** If the Zoning Commissioner determines that the proposed development is subject to BCZR, then the Petitioner seeks a gross floor area of 23233 square feet with 19060 square feet on the first floor, and a floor area ration of 0.29. **Variance:** If the Zoning Commissioner determines that the provisions of BCZR apply, then the Petitioner requests a Variance for a rear setback of 15 feet in lieu of the 25 feet required.

Hearing: Tuesday, August 1, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 7/677 July 18 102359

CERTIFICATE OF PUBLICATION

7/20/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/18/, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 7117

DATE 5-25-06 ACCOUNT Rec1-006-615C

AMOUNT $ 800.00

RECEIVED FROM: WHITE FED ... LLP

FOR: CAHYA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
5/26/2006 5/25/2006 12:31:33
RECEIPT # 477896 5/25/2006
Dept 1 578 ZONING VERIFICATION
ID NO. 007117
Rcpt Tot 800.00
800.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-601-SPHXA

Petitioner/Developer: HEREFORD METHODIST CHURCH

Date of Hearing/Closing: AUG 1, 2006

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 16931 YORK RD

The sign(s) were posted on 7-17-06
(Month, Day, Year)

Sincerely,

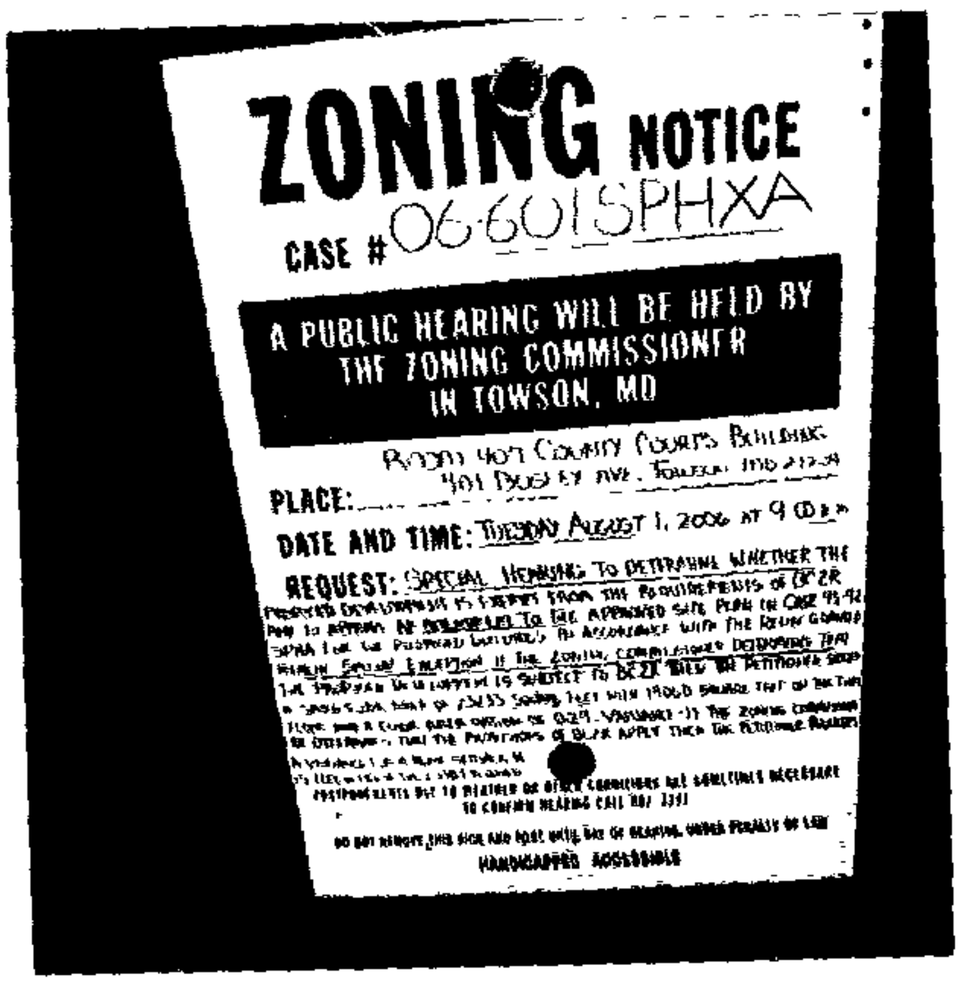
Robert Black 7-19-06
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 06-601-SPHXA

Petitioner: HEREFORD UNITED METHODIST CHURCH

Address or Location: 16931 YORK RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICK RICHARDSON

Address: RICHARDSON ENGINEERING,
110 OLD PADONIA RD SUITE LC
COCKEYSVILLE MD 21030

Telephone Number: 410-560-1502

Revised 7/11/05 - SCJ

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 12, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-601-SPHXA
16931 York Road
Northeast corner of York and Monkton Roads
7th Election District – 3rd Councilmanic District
Legal Owners: Hereford United Methodist Church, Paul Z. Cummins, II, Officer

Special Hearing to determine whether the proposed development is exempt from the requirements of BCZR and to approve an amendment to the approved site plan in Case 95-92-SPHA for the proposed buildings, in accordance with the relief granted herein. Special Exception – if the Zoning Commissioner determines that the proposed development is subject to BCZR, then the Petitioner seeks a gross floor area of 23233 square feet with 19060 square feet on the first floor, and a floor area ration of 0.29. Variance – if the Zoning Commissioner determines that the provisions of BCZR apply, then the Petitioner requests a Variance for a rear setback of 15 feet in lieu of the 25 feet required.

Hearing: Tuesday, August 1, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Dino LaFiandra, 210 W. Pennsylvania Avenue, #400, Towson 21204
Paul Cummins, 16931 York Road, Monkton 21111

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 17, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 18, 2006 Issue - Jeffersonian

Please forward billing to:
Patrick Richardson 410-560-1502
Richardson Engineering
110 Old Padonia Road, Ste. LC
Cockeysville, MD 21030

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-601-SPHXA
16931 York Road
Northeast corner of York and Monkton Roads
7th Election District – 3rd Councilmanic District
Legal Owners: Hereford United Methodist Church, Paul Z. Cummins, II, Officer

Special Hearing to determine whether the proposed development is exempt from the requirements of BCZR and to approve an amendment to the approved site plan in Case 95-92-SPHA for the proposed buildings, in accordance with the relief granted herein. Special Exception – if the Zoning Commissioner determines that the proposed development is subject to BCZR, then the Petitioner seeks a gross floor area of 23233 square feet with 19060 square feet on the first floor, and a floor area ration of 0.29. Variance – if the Zoning Commissioner determines that the provisions of BCZR apply, then the Petitioner requests a Variance for a rear setback of 15 feet in lieu of the 25 feet required.

Hearing: Tuesday, August 1, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

July 25, 2006

Dino La Fiandra
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue, #400
Towson, MD 21204

Dear Mr. La Fiandra:

RE: Case Number: 06-601-SPHXA, 16931 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 25, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Paul Z. Cummins, II Hereford United Methodist Church 16931 York Road Monkton 21111

BW 8/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 26, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED

JUL 27 2006

ZONING COMMISSIONER

SUBJECT: 16931 York Road

INFORMATION:

Item Number: 6-601

Petitioner: Hereford United Methodist Church

Zoning: BM-CR

Requested Action: **Special Hearing**

SUMMARY OF RECOMMENDATIONS:
The applicant proposes expanding buildings/facilities associated with the Hereford United Methodist Church. The Church is listed on the Baltimore County Register (MHT) # BA-1549. The applicant met with the community planner and preservation services staff to explain the planned expansion. The proposal will involve demolition of a contemporary structure of no aesthetic value. The proposed expansion is tastefully executed and is compatible in design, massing and materials with the existing church building and the overall character of Hereford. As such, the Office of Planning supports all necessary variances and/or waivers in accordance with the design concept shown on the site plan dated July 20, 2006.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

Prepared by: Cindy Murray

Division Chief: Lyn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\6-601 doc

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: June 7, 2006

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 601 (JCM)
16931 York RD
MD 45
Mile Post 16.12

Dear Ms. Matthews:

This office has reviewed the referenced Item and has no objection to approval. The location of the new entrance on MD 45 presents several safety and operational concerns to the Maryland State Highway Administration. Should we grant this access point we will require certain traffic analysis to be performed. Please have their representative's contact this office regarding the information necessary to evaluate this access point.

Should any additional information be required please contact Larry Gredlein at 410-545- 5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster., Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 8, 2006

SUBJECT: Zoning Item # 06-601-SPHXA
Address 16931 York Road
(Hereford United Methodist Church)

Zoning Advisory Committee Meeting of June 5, 2006

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Refer to the letter of April 18, 2006 (attached) requiring review plans.

Reviewer: S. Farinetti Date: June 6, 2006

S:\Devcoord\ZAC 06-601-SPHXA.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: June 20, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 12, 2006
Item Nos. 176, 597, 598, 599, 601, 602, 603, 604, 605, 606, 607, and 608

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06202006

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: June 7, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 12, 2006
Item Nos. 176, 597, 598, 599, 601, 602, 603, 604, 605, 606, 607, and 608

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06072006.doc

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6,2006

(601)

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 5, 2006

Item Numbers: Item Number 176, 598 through 608

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 3, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Dino C. LaFiandra, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue, #400
Towson, Maryland 21286

Mr. Paul Z. Cummins, II, Officer
Hereford United Methodist Church
16931 York Road
Monkton, Md. 21111

RE: **PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE**
Northeast Corner of York and Monkton Roads
(16931 York Road)
7th Election District – 3rd Council District
Hereford United Methodist Church, by Paul Z. Cummins, II, Officer – Petitioner/Owner
Case No. 06-601-SPHXA

Dear Messrs. LaFiandra and Cummins:

This letter is to confirm that the above-captioned matter, which was scheduled for a public hearing on Tuesday, August 1, 2006, was opened and continued. Please be advised that the hearing has been rescheduled for Monday, September 25, 2006 at 9AM in Room 407 of the County Courts Building in Towson.

Should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJWdlw

c: Mr. Mark Aitken, 18822 Fox Chase Court, Parkton, Md. 21120
Rev. Steven Cochran, P.O. Box 400, Monkton, Md. 21120

Mr. Rick Richardson, Richardson Engineering, LLC, 110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030
Ms. Marilyn Gould, 1104 Kenilworth Drive, Towson, Md. 21204
Mr. Paul Cummins, 16933 Flickerwood Road, Parkton, Md. 21120
Mr. Adam Baker, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Ave., #400, Towson, Md. 21204
Ms. Wendy McIver, 233 Manor Brook Road, Monkton, Md. 21111
Ms. Carrie Gittings, 616 Gifford Lane, Monkton, Md. 21111
Mr. Irving Spitzberg, 910 Maplehurst Lane, Monkton, Md. 21111
Ms. Lawrie Deering, 10 Arden Valley Court, Sparks, Md. 21152
Ms. Nedda P. Evans, 2224 Traceys Road, Sparks, Md. 21152
Mr. George R. Rew, 17509 Prettyboy Dam Road, Parkton, Md. 21120
People's Counsel, Case File

bc: Kristen Matthews

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 14, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Dino C. LaFiandra, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue, #400
Towson, Maryland 21286

Mr. Paul Z. Cummins, II, Officer
Hereford United Methodist Church
16931 York Road
Monkton, Md. 21111

RE: **PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE**
Northeast Corner of York and Monkton Roads
(16931 York Road)
7th Election District – 3rd Council District
Hereford United Methodist Church, by Paul Z. Cummins, II, Officer – Petitioner/Owner
Case No. 06-601-SPHXA

Dear Messrs. LaFiandra and Cummins:

As you will no doubt recall, I indicated at the close of the hearing that I would be issuing an interim decision on Mr. LaFiandra's request for a ruling on whether the proposed development is exempt from the requirements of Baltimore County Zoning Regulations (B.C.Z.R.) Section 252.3 by virtue of Section 259.3.F. I have determined for reasons that will be fully explained in my final Order that the proposed development is not exempt. Accordingly, it will be necessary for all parties to appear on September 25, 2006 and submit testimony and evidence on the alternative requested Petition for a Special Exception.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. Mark Aitken, 18822 Fox Chase Court, Parkton, Md. 21120
Reverend Steven T. Cochran, P.O. Box 400, Monkton, Md. 21120
Mr. Rick Richardson, Richardson Engineering, LLC, 110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030
Ms. Marilyn Gould, 1104 Kenilworth Drive, Towson, Md. 21204
Mr. Paul Z. Cummins, 16933 Flickerwood Road, Parkton, Md. 21120
Mr. Adam Baker, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Ave., #400, Towson, Md. 21204
Ms. Wendy McIver, 23 Manor Brook Road, Monkton, Md. 21111
Ms. Carrie Gittings, 616 Gifford Lane, Monkton, Md. 21111
Mr. Irving Spitzberg, 910 Maplehurst Lane, Monkton, Md. 21111
Ms. Lawrie Deering, 10 Arden Valley Court, Sparks, Md. 21152

Ms. Nedda P. Evans, 2224 Traceys Road, Sparks, Md. 21152
Mr. George R. Rew, 17509 Prettyboy Dam Road, Parkton, Md. 21120
People's Counsel, Case File

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE 16931 York Rd; NE corner York & Monkton 7th Election & 3rd Councilmanic Districts Legal Owner(s): Hereford United Methodist Church, Paul Z. Commins, II, Officer Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-601-SPHXA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to Dino LaFiandra, Esquire, Whiteford, Taylor & Preston, LLP, 210 West Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUN 07 2006
Per

for 601-SPX A

COPY

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

DAVID A.C. CARROLL, *Director*
Department of Environmental Protection and Resource Management

April 18, 2006

Mr. Rick Richardson
RICHARDSON ENGINEERING
110 OLD PADONIA RD
COCKEYSVILLE MD 21030

RE: Hereford United Methodist Church, 16931 York Road, D-7

Dear Mr. Richardson,

A representative of this office, Thomas I. Bodrogi, R.S., conducted soil evaluations on 04/14/2006 regarding the above-referenced lot(s). Prior to granting approval of the soil percolation tests, a revised plan, drawn to a scale no greater than 1" equals to 100', must be submitted to this office and contain the following:

- Topography of the property
- Accurate location(s) of:
  - All completed test pits and proposed sewage disposal reserve area(s)
  - Proposed water well(s)
  - Existing water well(s) on site and within 100 ft. of the property lines
  - Existing septic system(s) on site and within 100 ft. of the property lines
- **Show the location of the septic system components for 16937 York Road.**

In order to subdivide this property, the owner/developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. For additional subdivision information, contact the Development Coordination office at 410-887-5859.

IN ORDER TO FACILITATE PROCESSING OF THE PROJECT, WE REQUEST THAT THE REVISED PLANS BE SUBMITTED DIRECTLY TO THE SANITARIAN WHO CONDUCTED THE SOIL TESTS.

Please also contact that sanitarian for any further information or questions

Sincerely,

J. Robert Powell, R.S.
Soil Evaluation Program

J:\PERC LETTERS\2006 PERC LETTERS\Revised Plan Letters\York Rd.,16931,Hereford United,4-18-06.doc Revised 7-04

Bill Wiseman

From: Patrick C. Richardson, Jr. [rick@richardsonengineering.net]
Sent: Monday, August 07, 2006 9:49 AM
To: bill_wiseman@comcast.net
Subject: Hereford United Methodist Church

Bill,
The church had 3 original parcels that they combined into one description in 1994 in preparation of their sanctuary addition. The combination was done by description in 10850/536 which is attached to this email.
They also purchased 2 additional parcels in 2001 in deed 15121/39

Therefore, I would say that at this time they have only 3 parcels because of the consolidation in 1994 or they would have had 5 if they did not consolidate them.

Hope this helps
Rick

Patrick C. Richardson, Jr. PE
Richardson Engineering, LLC
110 Old Padonia Road, Suite LC
Cockeysville, MD 21030
Rick@RichardsonEngineering.net
www.RichardsonEngineering.net
Phone: 410-560-1502 x 112
Fax: 410-560-0827

010850.536

NO CONSIDERATION
NO TITLE EXAMINATION
NO JUDGMENT REPORT

THIS DEED, Made this 30th day of November, in the year one thousand nine hundred and ninety-four, by and between the The Hereford Methodist Church, a religious corporation qualified under the laws of the State of Maryland, party of the first part and the Hereford Methodist Church, a religious corporation qualified under the laws of the State of Maryland, party of the second part.

WHEREAS, the Hereford Methodist Church currently owns three (3) individual parcels lying and situate in Baltimore County as will be more particularly described in the BEING clause herewith; and

WHEREAS, for the purposes of expansion of the Sanctuary and other specific needs of the Church, the Church wishes to describe those lots as a single parcel.

NOW THEREFORE, in consideration of Zero ($0.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Hereford Methodist Church does hereby grant and convey unto the Hereford Methodist Church, in fee simple, all those lots of ground situate in Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a point on the East side of York Road at the end of the first or North 1 degree West 137 foot line of the land which by deed dated April 7, 1886 and recorded among the land records of Baltimore County in Liber J.N.S. 152 folio 161 was conveyed by Ann Lousia Merryman (nee) Gittings to D. Bosley et al., Trustee of the Parsonage Property of Hereford Circuit

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE LH DATE 11-30-94

11-30-94

RECEIVED
BALTIMORE COUNTY
AUDITOR'S OFFICE
DATE 11/30/94
Exc 33-139

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 561
17000 YORK ROAD
MONKTON, MD 21111-0561
(410) 329-2104

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-10705] SM 10850, p. 0536

Sparks-Glencoe Community
Planning Council
P.O. Box 937, Sparks, MD 21152

October 6, 2006

RECEIVED

OCT 11 2006

ZONING COMMISSIONER

Mr. William Wiseman
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, MD 21204

Dear Mr. Wiseman,

It is the understanding of the Sparks-Glencoe Community Planning Council that you are inclined to grant the application of the Hereford United Methodist Church [hereinafter "the Church"] for a special exception, notwithstanding the amorphous nature of the plans. Our members have already expressed their various concerns to you so I will not reiterate those concerns in this letter.

Because the plans are so utterly lacking in specificity, the Church is essentially asking the County to give its imprimatur now to a project which may not blend well with the neighboring historic buildings and with the rural character of the town of Hereford. Moreover, the procedures usually followed were bypassed in this instance. For some reason, this case did not receive the typical architectural and compatibility review normally conducted in special exception cases located within a CR district. In order to impose some controls over this situation, the Sparks-Glencoe Community Planning Council would request that you specify in your order that the architectural plans, including building materials, be submitted to the Baltimore County Office of Planning for final review and approval.

I appreciate your consideration of this request.

Very truly yours,

Nedda P. Evans (KB)

Nedda P. Evans
President
Sparks Glencoe Community Planning Council

cc: Dino LaFiandra, Esq.

Kirsten A. Burger
1906 Corbridge Lane
Monkton, MD 21111
410-472-2280

RECEIVED
OCT - 4 2006
ZONING COMMISSIONER

October 3, 2006

Mr. William J. Wiseman, III
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, MD 21204

Dear Mr. Wiseman,

Enclosed are the remarks I made at the hearing last week on the Hereford United Methodist Church's request for special exception. I apologize for not having them in legible form so that I could submit them in writing at the hearing.

I would like to point out that at the end of the hearing, when your honor asked the Church to consider making an offer to myself and Ms. McIver, the only members of the community still present at that time, the Church did not discuss its proposal with us, but presented its offer directly to Your Honor. The community members did not have an opportunity to respond. While the hearing had gone on for some time without a lunch break, it seemed a bit hasty to accept that last-minute offer by the church and to conclude the hearing without giving the community an opportunity to respond.

The offer by the church at the end of the hearing was in response to Your Honor's stated wish that the church had provided some definitive statement of what materials would be used on the new building it proposes. In its offer, the Church eliminated one possible material, pre-engineered steel, and stated that it "may or may not" use stone or wood. This statement does not present any more definitive a position on the materials the church will select than its original filing. The Church's application lacks the specificity needed to ensure compliance with the spirit and intent of zoning requirements, and should therefore be denied.

Sincerely,

Kirsten A. Burger

Cc: Dino C. LaFiandra, Esq.

HEREFORD COMMUNITY ASSOCIATION, INC.

The Principle Voice of the Hereford Community

RECEIVED

SEP 14 2006

ZONING COMMISSIONER

September 13, 2006

Mr. William J. Wiseman, III
Zoning Commissioner
Baltimore County, Maryland
County Courts Building
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Petition for Variance, Hereford United Methodist Church

Dear Commissioner Wiseman,

At the September 12, 2006 meeting of the Hereford Community Association, Mr. Mark Gardner, a member of the Building Committee of Hereford United Methodist Church presented the church's proposal for expansion to the members of the Association and of the Community. Upon completion of the presentation there was an extensive discussion, and a question and answer session on the proposal. Mr. Gardner made a request for support by the Association.

Mr. Charles Utermohle, Chairman of the Association's Zoning and Land Use Committee entered a motion that the Hereford Community Association support the Hereford United Methodist Church's expansion program and specifically the church's request for a zoning exception of a FAR of 0.29 and the exception of a setback of 15 feet in lieu of 25 feet. The motion was seconded and after a brief discussion, a vote by ballot was taken of the members present and in good standing. The members voted overwhelmingly (78% in favor) to approve the motion.

Therefore, I as President of the Hereford Community Association do hereby certify that the Association does support the Hereford United Methodist Church's request for the variance of a FAR of 0.29 and a setback of 15 feet.

The Hereford Community Association is the principal voice of the businesses, residents, churches, professional organizations, and property owners within the village of Hereford and the immediate surrounding area. Within the jurisdiction of the Association, there are 71 commercial enterprises, approximately 500 families with a population of about 2,500 people, two churches and several associations.

The Association maintains strict oversight of the developments to assure compliance with the Hereford Plan. We believe that the expansion of Hereford United Methodist church is in the best overall interest and well being of the Hereford Community.

Sincerely,

Paul Z. Cummins, II

Paul Z. Cummins, II, President

Hereford Community Association, Inc.

P.O. Box 180
Monkton, MD 21111

t. 410-357-0252
f. 410-357-0252
(Call first)
pcummins@verizon.net

C: Hereford United Methodist Church

Petitioner urges that the proposals in Developer's Plan do not require a Special Hearing or Special Exception because, pursuant to BCZR Section 259.3.F, the area is exempted from the requirements of Sections 259.2.A and 259.3. Counsel argues that because the site has been used as a church prior to 1988, it is exempt from the C.R. zoning restrictions, as stated in BCZR 259.3.F. That section states that "the provisions of Sections 259.2.A and 259.3 shall not apply to any building, *use* or structure in existence . . . as of the date of the enactment of Bill No. 103-1988" (emphasis added). Petitioner's position is that this project falls under the "use" exception, as the site has been used as a church since the 19th century, well before the date of Bill 103-1988.

Petitioner, however, misconstrues the language of this bill. Although "use" is clearly stated in 259.3.F as a category to be exempted, the application of this word must be read in light of the statute itself rather than its normal usage. The exception found in Section 259.3.F exists only in reference to Sections 259.2.A and 259.3. Therefore, the meaning of "use" should be based on its application to these specific sections. Section 259.3.C addresses "*use* restrictions" (emphasis added), mentioning bulk regulations, setbacks, landscaping, parking, environmental holding capacity, outside storage, signs and displays, the "[r]elationship to surrounding neighborhoods," and auto service stations as different "uses" of a parcel. The definition of "use" as urged by Petitioner (the activities taking place on the property) is mentioned nowhere in the pertinent sections. It is improper to accept this alternative definition of the term when a valid definition exists within the referenced section. The exemption language specifically addresses only 259.2.A and 259.3, and therefore the term "use" should share the definition contained in those sections.

Assuming, *arguendo*, that Petitioner's broad definition of "use" is the proper one, the exemption still would not apply [It is unnecessary to become mired in a semantic debate over the proper definition of the word "use," as an exemption is improper even accepting Petitioner's broad construction of the word]. The record shows that, although the site has been used as a church since the 19th century, this use has expanded significantly since 1988. According to the record, Pastor Cochrane has greatly expanded on-site activities since he began leading the church in 1990. According to his testimony, he has begun programs such as a food bank, Bible study, counseling services, and preschool. This testimony was supported by the comment of Paul Cummins, a long-time churchgoer, who stated that the church was "very small" before Cochrane took over, and that nearly every existing program was created by Cochrane.

This amounts to an extension of the previous church use of the site after 1988. The pre-school program in particular is unrelated to the church use in a way that cannot be taken as a mere intensification of church use, but must be classified as a new use altogether. The site has expanded from being merely a church, also acting as a community and educational center, and thus has not retained its pre-1988 use as required in Section 259.3.F to be exempted from the C.R. restrictions.

Petitioner cites a 1994 decision by the Baltimore County Zoning Commissioner in which buildings from the same church were exempted from certain C.R. regulations

based on Section 259.3.F of the BCZR, claiming that this is evidence that the Section 259.3.F exceptions will apply to the present case. That decision is easily distinguishable, however, as it concerned existing buildings. The question of "use" was not addressed at that time, because existing pre-1988 buildings were the subject of the case and on their own met the requirements of exemptions under Section 259.3.F.

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District** - 07 **Account Number** - 1900008362

Owner Information

Owner Name: ~~DELOSKEY ALBERT F~~
DEERING ANNE LAWRENCE

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 10 ARDEN VALLEY CT
SPARKS MD 21152-9437

Deed Reference: 1) /16560/ 395
2)

Location & Structure Information

Premises Address
10 ARDEN VALLEY CT

Legal Description
6.02 AC
10 ARDEN VALLEY CT
ARDEN VALLEY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
27	6	67			2		11	2	Plat Ref: 50/ 5

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1986	3,460 SF	6.02 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	87,060	174,120		
Improvements:	294,680	332,470		
Total:	381,740	506,590	464,972	506,590
Preferential Land:	0	0	0	0

Transfer Information

Seller:	PIETROCARLO-WOOD ROBERTA J	**Date:**	06/25/2002	**Price:**	$433,000
Type:	NOT ARMS-LENGTH	**Deed1:**	/16560/ 395	**Deed2:**	
Seller:	PIETROCARLO ROBERTA J	**Date:**	03/07/2001	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/15025/ 1	**Deed2:**	
Seller:	REITZ ROBERT A	**Date:**	06/20/1996	**Price:**	$350,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/11656/ 25	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Rev Steven T. Cochran	P.O. Box 400	Monkton MD 21111	revstc@comcast.net
MARK A. AITKEN	18822 Fox Chase Court	PARKTON, MD 21120	MISTERDTV@COMCAST.NET
MARK E GARDNER	1400 Mt. Carmel Rd	PARKTON, MD 21120	MGFIRE17@Comcast.net
JAMES L. GARDNER	1400 Mt. Carmel Rd	PARKTON, MD 21120	[illegible]GRN540 Comcast.net
PAUL Z. CUMMINS, II	16933 FLICKERWOOD RD	PARKTON, MD 21120	PCUMMINS@verizon.net
Marilyn Gould	104 Kenilworth Ave, #500	TOWSON, MD 21204	mgould@rubelaw.com
LEONARD E. GOUGH	17806 FORESTON RD,	PARKTON, MD 21120	legough@comcast.net
Pamela J. Gough	17806 Foreston Rd	Parkton, MD 21120	Pam106@earthlink.net
Meg Elliott	15817 Falls Rd.	Sparks, MD 21152	speechlady59@yahoo.com
ROGER ELLIOTT	" "	" " "	Willow1+bcpl.net
Gail Myers	907 Monkton Rd	Monkton, MD 21111	Gmmonkton@cs.com
Dryall Sollers	2201 Mt. Carmel Rd	Parkton MD 21120	dbsollers61@comcast.net
Kirsten Burger	1906 Corbridge Lane, Monkton	Monkton, MD 21111	kirstenabu@aol.com
MATT LEININGER	20108 CAMERON MILL RD	PARKTON MD 21120	MATTLEININGER@AOL.COM
PATRICIA BENTE	207 COURTLAND RD	Towson MD 21285	bcht@bcp.net

DEBBIE - she is a protestant don't list with others

PLEASE PRINT CLEARLY

CASE NAME Hereford United Meth. Ch
CASE NUMBER 06-601-SPHXA
DATE 8/1/06

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
MARK AITKEN ✓	18822 Fox Chase Ct.	Parkton, MD 21120	MISTERDIY@COMCAST.NET
Rev Steven Cochran ✓	P.O. Box 400, Monkton,	Monkton, MD 21120	revste@comcast.net
DINO L. LaFiandra	210 W. Penn #400	21204	
RICK RICHARDSON ✓	110 OLD PADONIA RD SUITE C	COCKEYSVILLE MD 21030	RICK@RICHARDSONENGINEERING.NET
MARILYN GOULD ✓	1104 KENILWORTH DR	TOWSON, MD 21204	mgould@rubeling.com
(*) PAUL CUMMINS ✓	16933 FLICKERWOOD RD	PARKTON, MD 21120	pcummins@verizon.net
→ ADAM BAKER ✓	210 W. PENN. #400	21204	abaker@wtplaw.com
→ Assoc. of Whiteford Taylor			
* ~~Pastor of Church~~ President Hereford Community Association			
DAY 2 → 9/25/06			
DINO LaFiandra			

Hereford United Methodist Church
Spreading the Good News of Jesus Christ

Church Office - Ph (410) 343-0660 / FAX (410) 357-5624
P O Box 400, 16931 York Road, Monkton, MD 21111

Home - Ph. (410) 357-9511 / FAX (775) 261-1060
18822 Fox Chase Court, Parkton, MD 21120

Mobile Phone (443) 677-4425 e-mail: misterdtv@comcast.net

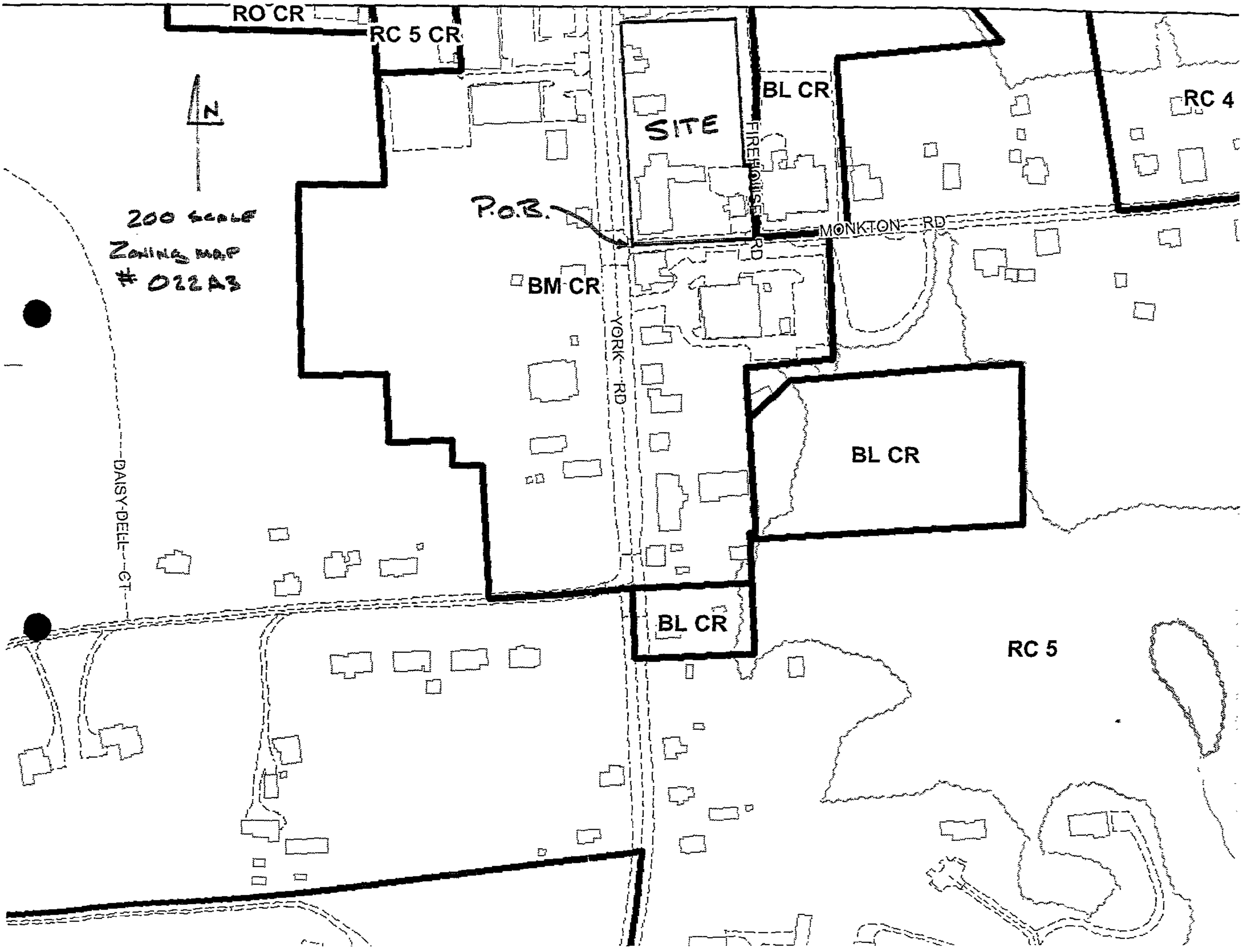
Mark A. Aitken
~~Lay Leader~~ Chair Bldg. CTTE.

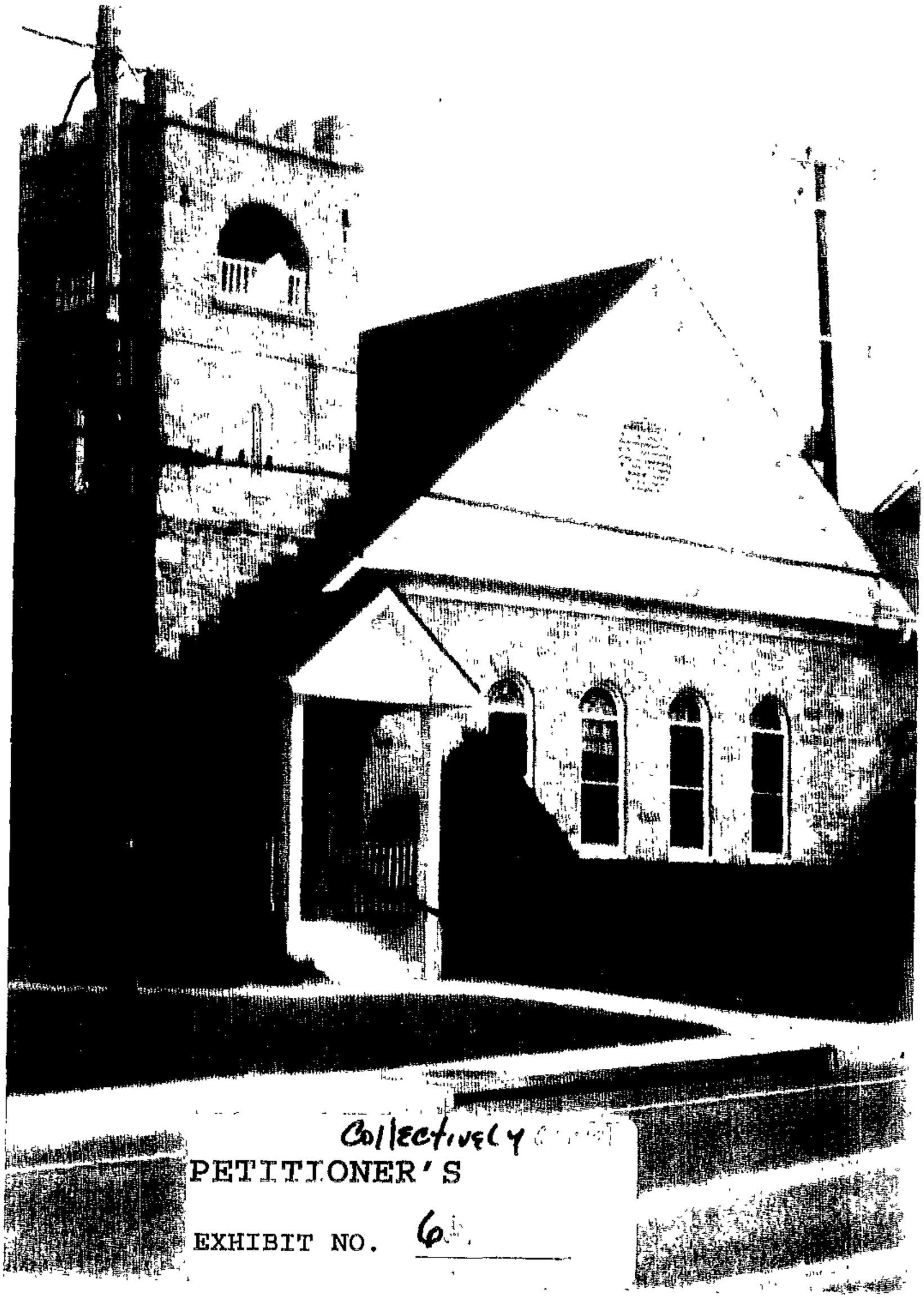
CASE NAME Hereford Church
CASE NUMBER 06-601-SPHXA
DATE 08/01/06

CITIZEN'S SIGN-IN SHEET

	ADDRESS	CITY, STATE, ZIP	E- MAIL
* [illegible] McIver	25 Manor Brook Rd.	Monkton, MD 21111	wmciver23@hotmail.com
[illegible] Griffings	1510 Orford Lane	Monkton, MD 21111	carregriffings@comcast.net
+ [illegible] Schlegel	910 MACARTHURST LN	MONKTON, MD 21111	[illegible]
[illegible] Deering	15 Arden Valley Ct	Sparks MD 21152	iscribe@adl.com
* Nadine P. Evans	2224 Tracys Rd Sparks MD	21152	NNEvans@AOL.com
[illegible] R. Reid	17509 Prettyboy Dam Rd	Parkton, MD 21120 9637	

Pres. Sparks Elem Council.
** Landowners Rep.


RO CR
RC 5 CR
N
200 SCALE
ZONING MAP
022A3
SITE
BL CR
RC 4
FIREHOUSE RD
P.O.B.
MONKTON RD
BM CR
YORK RD
BL CR
DAISY-DELL CT
BL CR
RC 5

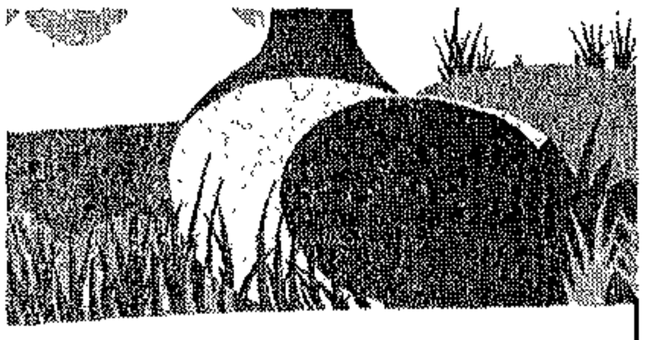


Collectively

PETITIONER'S

EXHIBIT NO. 6

RECEIVED FOR FILING
Date 10-12-82
By D. Jiggs



Havre de Grace
Decoy Museum's

19th Annual
Duck Fair

September 9th & 10th, 2006

Saturday 9am-5pm & Sunday 10am-4pm

Free Admission

Carvers • Wildlife Artists
Auctions • Decoy Painting
Retriever Dog Demonstrations
Children's Activities
Food & More!

For more information, contact:
Havre de Grace Decoy Museum
15 Giles Street, Havre de Grace, MD 21078
410-939-3739

air
nnection

DEALS!
Paul Mitchell, Sexy Hair, and Biolage

ARE CENTER
• WAXING • LOW-LITES
• PERMS • COLOR

3447 Sweet Air Road, Phoenix

day, Wednesday, Thursday & Friday 9-8,
Tuesday 10-7, Saturday 9-4:30

Hereford UMC Asks Neighbors to OK Plans

by Nancy Jones

Hereford United Methodist Church officials are offering a peek into the future and everyone's invited to the show.

At noon on September 3, church leaders are hosting an open community meeting in the sanctuary so area residents can listen to a presentation about the congregation's master plan that will guide the church's growth on the property along York Road, just north of Monkton Road.

The Hereford United Methodist Church's master plan calls for preserving an on-site, turn-of-the-century Victorian house and maintaining the church's historic character.

The event was hastily arranged after encountering opposition to the church's future plans at an August 1 public hearing before Baltimore County's top zoning official.

Can't make it that Sunday? No problem. Church officials say they also will attend the regularly scheduled Hereford Community Association meeting on September 12 and the Sparks-Glencoe Community Planning Council (SGCPC) general meeting on September 13, making themselves available to answer any and all questions and placate any and all qualms about their building plans.

The open book approach is intended to convince surrounding residents that the proposed master plan is not only good for the future of the church but also for the future of the Hereford village and community. With that understanding, then church officials say they will again seek acceptance for the plans from county zoning officials, this time -- hopefully -- with the blessings of their neighbors.

"We are reaching out to the community," said Mark Aitken, chair of the building committee for the church. "We are trying to meet with everybody."

Unexpected resistance

Resistance to the proposal came unexpectedly from members of the SGCPC and North County Preservation at the August 1 zoning commissioner hearing because church officials asked for an exemption from the commercial-rural zoning regulations. The special zoning regulations limit the size, height and footprint of buildings within Hereford village.

In the mid-1990s, church officials were granted a waiver from the regulations for an addition to the church sanctuary because the church was established prior to 1988, when the commercial-rural classification was established.

If, however, no exemption is granted this time, church officials say they will seek special permission to exceed the allowed square footage and to encroach into the rear yard more than normally allowed.

Opponents argued that an exemption from the commercial-rural regulations would set a dangerous precedent that could have a detrimental impact to the village's future.

"The [Sparks-Glencoe] community planning council is opposed to the church's request for a ruling that it is exempt from the commercial rural zoning, which applies to properties located in Hereford," said Nedda Evans, president of the organization. "Then other properties in Hereford would have claimed that they, too, were exempt and it would have opened the door for Timonium-style development in Hereford."

'Use has expanded'

The zoning commissioner hearing did not offer enough time for a full presentation of the case so was continued until September 25. But an unsigned, partial decision has been released by the zoning commissioner denying an exemption from the commercial rural regulations.

"The site has expanded from being merely a church, also now acting as a community and education center, and thus has not retained its pre-1988 use...," said Baltimore County Zoning Commissioner William Wiseman in the preliminary order. "The record shows that, although the site has been used as a church since the 19th century, this use has expanded significantly since 1988."

Church officials say they will now

try to get the nod from community associations and area residents before heading back before the zoning commission in September.

"It has been a church for over two centuries and we intend to be a church in the coming two centuries," said Aitken. "We hope to present to the zoning commissioner there is no ambivalence about what we are proposing to do in the coming future. What we are doing is in keeping with the Hereford Plan, in keeping with the nature of downtown Hereford and, most importantly, in keeping with our historical roots."

'A nice level'

Evans said the Sparks-Glencoe council has not taken a formal vote on the over-all development plan and would wait until after the presentation at its September meeting. The group's members instead were opposed to the exemption of the commercial rural zoning, she said.

"We have not taken a position and we look forward to working with them," said Evans.

She added that the town of Hereford is within the jurisdiction of the SGCPC and that they have a long history of interest in the preservation of the rural character of the village of Hereford.

Wendy McIver, a member of the SGCPC and the Baltimore County Landmarks Preservation Commission, agreed that it was the church's request for exemption from the commercial rural overlay -- not the specific expansion plans -- that prompted the opposition.

"The Hereford Plan has the size and height limitations and we just want to make sure the church adheres to it," said McIver. "The [commercial rural] overlay keeps everything at a nice level for Hereford."

There are large parcels of land, most along Mt. Carmel Road, that remain undeveloped in Hereford and the SGCPC does not was to see a precedent set, added McIver.

Property constraints

The church's master plan calls for an addition of about 12,500 square feet and new parking. About 1,700 existing square feet will be removed to make room for the new construction. The additions would be spaced out over several years, said Aitken, who added that the current design is only preliminary and that architectural drawings

Continued on page 16

RIDING PR
ST. TIMOTH

- *BOARDING (full care)*
- *LESSONS (ages 8 and u*
- *CLINICS (with Joe Fargı*
- *HORSE SHOWS*

For more information, please contact Libby Southall, Director of Riding

ST. TIMOTHY'S SCI
Stevenson, Maryland 21153 410-48
www.sttims-school.org

Modern American Steaks
Extensive Wine Selection
Relaxed & Comfortable A
Exceptional Service
CHRISTOPH
come casual...

FIVE
Happy Hour 11am to 7pm
a martini bar.

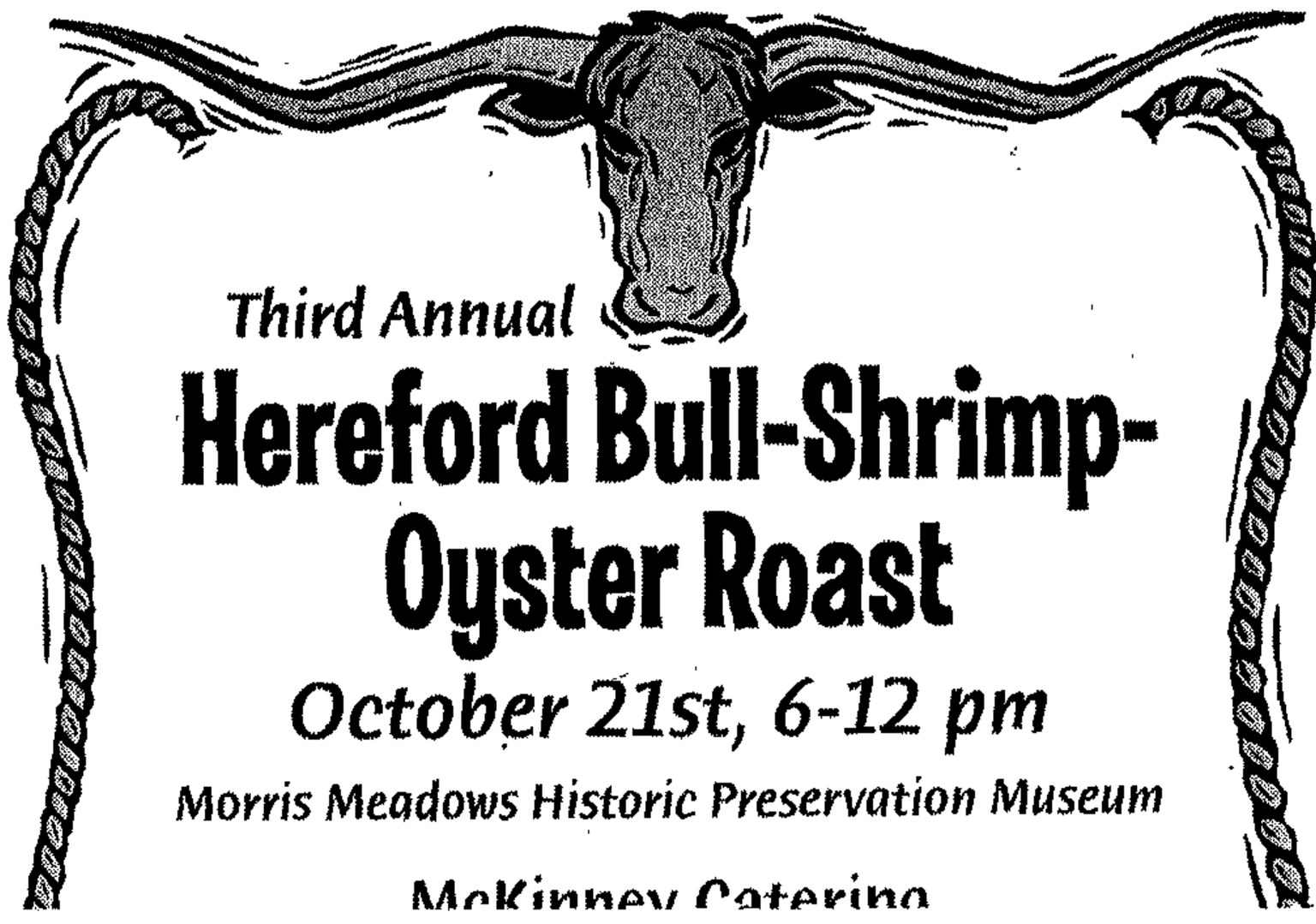
OPEN DAILY 11am to 2am
7 DAYS A WEEK

LOUNGE FOOD SERVED
11AM TO MIDNIGHT EVERY DA

LIVE MUSIC
EVERY FRIDAY & SATURDAY
Starting at 9pm

CATCH YOUR FAVORITES:

Sept. 1 ... Greg Rocks
Sept. 2 ... Cutting Grass
Sept. 8 ... Pat Obrennan
Sept. 9 ... Lyle Montanya
Sept. 15 ... Stan & Lee Ann
Sept. 16 ... Radio Clowns
Sept. 22 ... Gil Bruns
Sept. 23 ... Ken Ridgeley
Sept. 29 ... T B A
Sept. 30 ... Make A Face



lult beginning art student, nifer Stevens, is tickled with r very first dog drawing, ever! l levels of students find success rough Jill Dodson's patient, step step, unique teaching methods.

shrub removal, pr ing, planting

Insured

Call Bob Roberts

410-343-1224

MAKING DREAMS COME TRUE... TURN YOUR DREAMS INTO REALITY

- Ready for that New or Bigger Home?
- Ready for that Debt Free Life?
- Ready for that Updated Kitchen?
- Ready for that Dream Vacation?

SERVICE WITH INTEGRITY

- 100%, 103%, 107% Loans to cover closing costs
- Purchase, Refinance, Construction
- Home Equity Lines of Credit
- 7/1, 5/1, 3/1 ARMs
- Interest Only Loans

ortance, and
e funds. Our
s to enhance the

NANCIAL GROUP, LLC
LENDING SERVICES
e 100 · Phoenix, MD 21131
ww.ashlandfinancial.net

NFIB NAMB

Indication of active membership held by Meyer Schoenberg, President

VAILABLE LOAN PROGRAMS

- First Time Homebuyer
- No Money Down Purchase
- All Credit Levels
- No Limits On Cash
- Cash Out For Any Reason

Investment Property Financing
ome Improvement - Remoldeling

- Fixed Terms From 10 Years To 40 Years
- Construction/Perm

ASHLAND FINANCIAL GROUP, LLC
3312 Paper Mill Road, Suite 100
410.667.FUND (3863)

FREE

ANALYSIS AND CONSULTATION

- With coupon only.
- Expires 10/4/06.

ASHLAND FINANCIAL GROUP, LLC
3312 Paper Mill Road, Suite 100
410.667.FUND (3863)

have not yet been done.

A proposed community life center, a one-story, multi-use facility of about 6,000-to-7,500 square feet would be the largest improvement. About 2,000 square feet of space may be added to the existing education building, which also houses the popular Two by Two preschool.

The church's priorities, said Aitken, include space for fellowship, educational activities and a general gathering space.

Groundbreaking for a large part of the project could take place within two years, he added, though the congregation is only now deciding how it will proceed with the capital campaign.

An important element in the plan is preserving the turn-of-the-century Victorian house that exists at the northern end of the property and is currently used for parish offices. But due to the constraints of the property, working around the historic house which dates to 1895 may mean that setback and other variances are needed.

History of preservation

Staffers for Baltimore County's Office of Planning have given their OK for the proposal, stating in a letter that the plan was designed well and is compatible with the existing church building and the overall character of Hereford.

According to church officials, the proposed community life center would be where the congregation could hold gatherings for the general fellowship, potluck dinners, church school activities and various organized athletic activities such as volleyball and basketball.

Space for the Hereford Food Bank, which is administered through the church, will be allocated in the new plans as well. The program is currently serving about 50 families in the area.

The church has a long history of preservation, Aitken added. The original stone church, built in 1824 and located on Hereford Road, was dismantled stone-by-stone and reconstructed in 1871 at its current location. And in 1995 when the congregation expanded the sanctuary, the church officials worked hard to ensure that the historic look and character was reflected in any new construction.

The idea for the master plan goes back to 2001 when the congregation purchased the adjacent property to meet anticipated growth. Members are now in the process of preparing for a fund raising campaign that will pay for the new space.

Case No.: 06-601-SPHXA 16931 YORK RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Church's Space Needs Assessment	Council Bill No. 103-88
No. 2	Color Representation of final Master Plan	Hereford Community Plan
No. 3	History of Church compiled by Church	Photographs of Historic Buildings in Surrounding Area
No. 4	Developer's Site Plan	FIRSTEN BURGERS testimony - WRITTEN FORM
No. 5	Zoning Case for Church's construction of a connector Prior Order	
No. 6	Collectively - Photos 6A thru 6T	
No. 7	Hereford Plan	
No. 8	Paul Z. Cummins - SUPPORT President - Hereford Community Association	
No. 9	4-18-06 DEPRM LETTER FROM J. ROBERT POWELL SOIL EVALUATION	
No. 10	1994 DEV. PLAN	
No. 11	DEED - Consolidating 3 Lots 11/29/94	
No. 12	HEREFORD VOL. FIRE COMPANY SUPPORT	

C. C.C.C. (Commercial, Community Core) District. C.C.C. Districts may be applied only to certain existing or proposed centers of shopping and auxiliary commercial activity which are on land zoned B.L., B.M. and/or B.R., any one of which centers must be intended to serve between 30,000 and 50,000 persons; provide shopping opportunities for convenience goods, appliances and, optionally, furniture; and include one or more junior department stores or variety stores. A planned shopping center having such characteristics may lie wholly or partially within a C.C.C. District.

D. C.T. (Commercial, Town-Center Core) District. C.T. Districts may be applied only to primary shopping areas within town centers on land zoned B.L., B.M., B.R. and/or M.L., the primary shopping area of any such center being that area which contains or is intended to contain a high incidence of pedestrian-oriented retail uses of a type ordinarily producing relatively high income and profit per square foot of sales area; includes or is intended to include major business generators (such as department stores); and also includes, or is intended to include, certain auxiliary services (such as offices) typically not occupying ground-floor frontage. Certain planned shopping centers having such characteristics may lie wholly or partially within C.T. Districts.

E. I.M. (Industrial, Major) District. I.M. Districts may be applied only to certain areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use (M.H., M.L., M.L.R., M.R., B.R. and/or B.M.), undivided by expressways or freeways. In I.M. Districts, greater industrial use of prime industrial land is promoted by discouraging nonauxiliary commercial usage.

F. MD 43 (Maryland Route 43) Overlay District. The MD 43 Overlay District may be applied only to parcels of land zoned M.L., M.L.-I.M., M.H., O.R. M.H.-I.M., which are within the Middle River Employment Center Area, as identified in the Baltimore County Master Plan 2010. **[Bill No. 78-2002]**

* 259.3 Special regulations for C.R. Districts. **[Bill No. 103-1988]**

A. Uses permitted by right. Any use permitted by right in the underlying zone on which the C.R. District is applied and which meets the bulk regulations of Section 259.3.C.1 is permitted by right.

B. Uses permitted by special exception.

1. Any use permitted by special exception in the underlying zone on which the C.R. District designation is applied and which meets the bulk regulations of Section 259.3.C.1 is permitted by special exception.

2. Any use permitted (by right or by special exception) within the C.R. District but which is not permitted in the underlying zone and which meets the bulk regulations of Section 259.3.C.1 is permitted by special exception, except that service stations and car wash operations are only permitted in a C.R. District with B.L., B.M. or B.R. as a base zone. **[Bill No. 172-1993]**

3. Buildings which exceed the requirements of Section 259.3.C.1 may be permitted by special exception only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district.

(Cont'd on page 2-101)

4. In addition to the requirements generally imposed by Section 502.1, any use permitted by special exception in C.R. Districts shall meet the requirements of Subsection E below.

C. Use restrictions.

1. Bulk regulations.

a. The gross floor area for all buildings on a lot shall not exceed 8,800 square feet, of which no more than 6,600 square feet shall be on the ground floor.

b. The floor area ratio shall not exceed 0.20.

c. Building height shall not exceed 30 feet.

2. Setbacks.

a. The front yard setback shall be not less than 15 feet from the street right-of-way line and not more than the average of the setbacks of adjacent buildings.

b. The rear and side yard setbacks shall be not less than 15 feet.

3. Landscaping. In addition to the requirements of the Landscape Manual for commercial zones, the following landscape standards shall apply to uses in C.R. Districts:

a. The entire required front, side and rear setbacks shall be landscaped; and

b. A minimum of 7% of the parking lot shall be pervious surface with a minimum of one tree per eight parking spaces provided.

4. Parking. Parking shall be located in a manner appropriate and consistent with adjoining development and must be located within the C.R. District. Access onto roadways shall be limited to no more than two locations. Except where physical constraints, site configuration or safety precludes compliance, parking must be accessible to the parking lots of adjacent nonresidential uses and zones.

5. Environmental holding capacity. The applicant shall prove to the satisfaction of the Director of the Department of Environmental Protection and Resource Management that the land can support the proposed development without overburdening the required private sewage disposal system and the potable water supply, endangering the metropolitan district reservoirs or creating a health or environmental nuisance for neighboring properties.

6. Outside storage. Outside storage of equipment and material shall be permitted only on the lot, subject to the following requirements:

a. The storage area must be located to the side or rear of the building, outside of the required setbacks;

b. The storage area shall not cover more than 15% of the lot, except as determined by the Zoning Commissioner in a special exception hearing; and

c. The storage area shall be screened by a fence in association with plantings.

7. Signs and displays. Signs are permitted, subject to Section 450 and the following additional restrictions: **[Bill No. 89-1997]**

a. Only one wall-mounted enterprise sign which does not project more than six inches from the building and does not have a surface area exceeding eight square feet is permitted.

b. Only one freestanding enterprise sign with a surface area of no more than 25 square feet per side is permitted. The sign shall be integrated with the landscaping, and the location shall be approved by the Director of the Office of Planning

c. No sign shall be illuminated unless approved by the Zoning Commissioner after a hearing.

d. Display of goods, vehicles and equipment is permitted in the front yard, but not more than five feet in front of the required front building line.

8. Relationship to surrounding neighborhoods. New buildings or additions shall be appropriate pursuant to § 32-4-402 of the Baltimore County Code. **[Bill No. 137-2004]**

9. Auto service stations are subject to the provisions of Section 405.

D. Procedure for obtaining plan approval in a C.R. District.

1. If a County Review Group (CRG) plan is required, the plan shall be approved prior to the granting of a special exception in a C.R. District.

2. When a special exception is required, the CRG shall also find that the proposed development satisfies the requirements of Subsection E below.

E. Additional requirements for the granting of a special exception in a C.R. District. In addition to the requirements generally imposed in the issuance of special exceptions by Section 502.1, the following requirements shall apply to the granting of special exceptions in C.R. Districts:

1. The petitioner shall document the need for the development at the proposed location.

2. The proposed development shall take into account existing and proposed roads, topography, existing vegetation, soil types and the configuration of the site. The proposed development will not disturb slopes with grades exceeding 25%; will minimize disturbance to vegetated areas, wetlands and streams; and will not result in undue site disturbance or excessive erosion

and sediment loss. Infiltration will be maximized and stormwater management discharge will be decentralized.

3. Architecturally or historically significant buildings and their settings shall be preserved and integrated into the site plan.

4. The buildings shall be sited to protect scenic views from public roads and so that the natural rural features, including but not limited to pastures, croplands, meadows and trees, are preserved to the extent possible. Additional open space may be required to preserve and enhance the enjoyment of the natural amenities and visual quality of the site.

5. The proposed development will not be detrimental to neighboring uses and the tranquillity of the rural area through excessive noise and will not result in a nuisance or air pollution from dust, fumes, vapors, gases and odors.

F. Any contrary provision of these regulations notwithstanding, the provisions of Sections 259.2.A and 259.3 shall not apply to any building, use or structure in existence or for which a CRG plan has been approved as of the date of the enactment of Bill No. 103-1988 or to any M.L. Zone with C.R. District designation.

259.4 Statement of legislative intent for Honeygo Area and H and H1 Overlay Districts. The Honeygo Area and the H and H1 Overlay Districts are established to implement the Honeygo Area Plan, an amendment to the Master Plan 1989-2000. The area is created to ensure that the development of infrastructure will coincide with the approval of building permits. The districts are to provide for a unified traditional design which will create a community instead of isolated subdivisions and commercial uses. It is expected that the Honeygo Area will include a neighborhood center surrounded by residential areas which are connected to it, to each other, and to open space through a network of interconnected, continuous streets. It is intended that development be designed around public spaces, including the neighborhood center, roads and parks to serve as focal points for the community. The H and H1 Districts provide uniform design standards which feature protection of the environment, housing oriented towards the street, streetscapes which are not dominated by parking lots, signage consistent with building design, and landscaping. Site design, building design and landscaping shall be coordinated within each development and between developments to create a pleasing and harmonious overall effect. The H and H1 Districts are to be read as additions to, modifications of and exceptions from the requirements of the underlying zoning classification on the land. **[Bill No. 176-1994]**

259.5 Definitions. For the purposes of the Honeygo Area: **[Bill Nos. 176-1994; 73-1999]**

APPROVED MATERIAL — Brick or stone.

AREA — The Honeygo Area defined in the official comprehensive zoning map accompanying Council Bill No. 175-94 as adopted by the County Council.

AREA THRESHOLD — The limit on the number of authorizations which can be issued cumulatively within the Honeygo area prior to the commencement of certain capital projects.

business and industrial, and therefore must be located with discrimination in relation to their surroundings. All the items listed are proper uses of land, but have certain aspects which call for special consideration of each proposal. Because under certain conditions they could be detrimental to the health, safety or general welfare of the public, the uses listed as special exceptions are permitted only if granted by the Zoning Commissioner, and subject to an appeal to the County Board of Appeals.

In granting any special exception, the Zoning Commissioner and the County Board of Appeals, upon appeal, shall be governed by the following principles and conditions.

502.1 Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A. Be detrimental to the health, safety or general welfare of the locality involved;

B. Tend to create congestion in roads, streets or alleys therein;

C. Create a potential hazard from fire, panic or other danger;

D. Tend to overcrowd land and cause undue concentration of population;

E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

F. Interfere with adequate light and air; **[Bill No. 45-1982]**

G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; **[Bill No. 45-1982]**

H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor **[Bill No. 45-1982]**

I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone. **[Bill No. 74-2000]**

502.2 In granting any special exception, the Zoning Commissioner or the Board of Appeals, upon appeal, shall impose such conditions, restrictions or regulations as may be deemed necessary or advisable for the protection of surrounding and neighboring properties. The owners, lessees or tenants of the property for which a special exception is granted, if required by the Zoning Commissioner, or Board of Appeals, upon appeal, shall enter into an agreement in writing with said Zoning Commissioner and/or the County Commissioners of Baltimore County,[1] stipulating the conditions, restrictions or regulations governing such special exception, the same to be recorded among the land records of Baltimore County. The cost of such agreement and the cost of recording thereof shall be borne by the party requesting such special exception. When so recorded, said agreement shall govern the exercise of the special exception

[1] **Editor's Note: Under Section 1107 of the Baltimore County Charter, the County Council and County Executive have succeeded "to all powers heretofore vested in the county commissioners by the constitution and laws of this state."**

(1) May not be considered a purchase; and

(2) Is not subject to approval by the County Council.

(1988 Code, § 26-220) (Bill No. 48-99, § 1, 7-12-1999; Bill No. 79-01, § 2, 7-1-2004)

SUBTITLE 4. GENERAL DESIGN STANDARDS AND REQUIREMENTS

§ 32-4-401. COMPLIANCE.

(a) *Intent.* The general design standards and requirements set forth in this subtitle are intended to provide criteria for the preparation and review of proposed development.

(b) *Compliance with standards required.* Subject to the provisions of §§ 32-4-105 and 32-4-107 of this title, all development shall:

(1) Meet the standards and requirements contained in this subtitle;

(2) Conform to the policy and intent of this title.

(c) *Additional standards and requirements.* Additional standards and requirements that are not inconsistent with this subtitle may be adopted in accordance with the provisions of § 32-4-404 of this title.

(d) *Development in the Chesapeake Bay Critical Area.* Proposed development in the critical area shall also comply with the standards and requirements specified in the Code.

(1988 Code, § 26-261) (Bill No. 79-01, § 2, 7-1-2004; Bill No. 75-03, § 27, 7-1-2004)

§ 32-4-402. COMPATIBILITY.

(a) *"Neighborhood" defined.* In this section, "neighborhood" means the existing buildings and land uses adjacent to and extending from the proposed development to:

(1) A definable boundary such as a primary collector street or arterial street;

(2) An area with a significant change in character or land use; or

(3) A major natural feature.

(b) *Exception.* This section does not apply to a research park.

(c) *Recommendations by Director of Planning.* The Director of Planning shall make compatibility recommendations to the Hearing Officer for:

(1) A cluster subdivision;

(2) A development in the RCC, R-0, OR-1, OR-2, O-3, SE, OT zones, the CR districts, or a Planned Unit Development; or

(3) Alternative site design dwellings as provided in the comprehensive manual of development policies.

(d) *Compatibility objectives.* Subject to subsection (c) of this section, development of property shall be designed to achieve the following compatibility objectives in accordance with the guidelines in the comprehensive manual of development policies:

(1) The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood;

(2) The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood;

(3) The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood;

(4) The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems;

(5) Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design;

(6) The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities;

(7) The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood; and

(8) The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

(e) *Compatibility with standards in S-E zones; exterior materials.*

(1) In an S-E zone, in addition to other compatibility standards, a developer shall make buildings compatible with the streetscape and the landscape by methods that reduce the large-scale visual impact of the buildings.

(2) (i) The predominant exterior material on a building may not require periodic refinishing or maintenance such as painted wood, painted metal siding, pre-finished metal siding, or painted masonry.

(ii) An exterior wall of a building may not be made from any unfinished material including raw wood, unfinished concrete block, or concrete surfaces.

(iii) Acceptable predominant exterior materials on a building include brick, glass, architectural concrete surfaces, decorative masonry units, or stucco.
(1988 Code, § 26-282) (Bill No. 18, 1990, § 2; Bill No. 1, 1992, § 2; Bill No. 46, 1992, § 3; Bill No. 186-94, § 10, 1-14-1995; Bill No. 112-99, § 3, 1-10-2000; Bill No. 79-01, § 2, 7-1-2004)

§ 32-4-403. DESIGNATED AREAS.

(a) *Authority of county to require materials and design.* For improvements described in §§ 32-4-404(c)(1)(ii), 32-4-407, and 32-4-408 of this subtitle, the county may require specifications for materials and design that further the objectives of revitalization areas, growth areas, and rural agricultural areas.

(b) *Design Review Panel.* A Design Review Panel shall provide the county with analysis and comments on site design and architectural design as required under § 32-4-203 of this title and the Comprehensive Manual of Development Policies.
(1988 Code, § 26-281) (Bill No. 12, 1993, § 2; Bill No. 79-01, § 2, 7-1-2004; Bill No. 75-03, § 27, 7-1-2004)

§ 32-4-404. ADOPTION OF DEVELOPMENT MANUALS.

(a) *In general.* In order to implement the standards and requirements set forth in this subtitle, the county shall prepare development manuals in accordance with the requirements of this section and submit the manuals to the Planning Board for its action under subsection (d) of this section.

(b) *Manuals prepared by appropriate agencies.* The appropriate county agencies shall prepare the following manuals and submit them to the Planning Board:

(1) A Design Manual;

(2) A Manual of Standard Details;

(3) A Manual of Standard Specifications;

(4) A Manual of Stormwater Management Policy;

(5) A Manual of Sediment Control and Slope Protection;

(6) A Manual of Uniform Traffic-Control Devices; and

(7) A Manual of Development Procedures.

The C.R. District regulations are important in providing a scale of commercial buildings appropriate to rural areas (Figure 1). These take into consideration additional site design constraints such as those for on-site septic disposal and wells. They also provide for the protection of important aesthetic and historic features. DEBBIE Start Here

The C.R. District zoning regulations (BCZR 259.3) require that proposed buildings can exceed the bulk standards (8,800 square feet and 0.20 F.A.R.) "only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district." These guidelines will be used in the review of proposed building projects that seek to exceed the bulk standards in order to assure that the proposed structure will be compatible with the desired architectural and site design character.

ACTIONS

Guidelines are provided that are unique to Hereford's site design. These should be used for the review of proposals which exceed the bulk standards of commercial projects in Hereford. They are advisory only for new structures which meet the bulk standards as provided for in BCZR 259.3.c.1.

A) Present a Residential Atmosphere. - To accomplish this new buildings should be compatible in size, scale and mass with existing buildings, excluding the two newer commercial buildings in the vicinity of York and Mt. Carmel Roads.

B) Rhythms of Building Spacing Should be Maintained. - There is an existing pattern of paired buildings followed by a space before the next set of paired buildings. This pattern should continue, taking into account the constraints of well, septic and stormwater management locations.

C) Structure of Two Stories or Less. - Building height is restricted by the C.R. District to 30 feet at the top of roof and this statement reinforces that protection.

D) Front of Buildings Facing the Street. - The buildings in Hereford are characterized by their linear appearance. The front of nearly every building faces the street. Although this may not be achievable on every site due to other constraints, architectural treatments can achieve the same effect. Parking should be located at the rear and side of buildings.

E) Porches are to be Linear in Appearance - Porches are a consistent feature on the older buildings in Hereford. They should be considered for new construction. An example of this style is shown in Figure 2.

F) Roofs are to be Cross Gable with a Moderate Pitch Roof Compatible with Surrounding Structures. - See Figure 2.

G) Windows are to be Symmetrical and Proportional to Wall Space. - See Figure 2.

H) Window Type and Materials are to be Compatible with the Front Facade and the Historic and Architectural Character of the Buildings. - Exterior storm windows and doors should be visually unobtrusive. Aluminum should be painted in an appropriate manner.

I) Stylistic Trim Using Cornices, Scroll Work and the Like is Encouraged. - See Figure 3.

J) Exterior Materials are to be Natural in Appearance. - Preference is to be given to wood, wood siding, stone, brick and stucco. Second choice should include vinyl or aluminum siding that simulates wood siding.

K) Color should be compatible with the Atmosphere of the Village. - Colors should be compatible with the village atmosphere and/or typical of the period from which the architectural style was developed.

L) Mechanical Systems Should be Installed in Places Where They Will be Visually Unobtrusive. - Audio/video antenna and mechanical equipment are examples of these systems.

M) Dumpsters should be located at the rear or side of the site and must be screened.

N) <u>Small Litter Receptacles, Benches and Other Street Furniture</u> should be of materials and design compatible with the architecture of rural center, i.e., wooden or wrought iron benches.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1988, LEGISLATIVE DAY NO. 14

BILL NO. 103-88

MR. C.A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, JULY 5, 1988

A BILL ENTITLED

AN ACT concerning

Rural Business Zones

FOR the purpose of amending the Baltimore County Zoning Regulations in order to establish a Resource Conservation-Commercial Zone, stating the purpose of the zone and specifying the uses permitted, establishing the Commercial Rural District, providing for the permitted uses therein, and amending the Baltimore County Development Regulations in order to specify the requirements for development of property in an R.C.C. Zone or C.R. District, and generally relating to the establishment of rural business zones in Baltimore County, and providing for the uses permitted therein and the limitations imposed thereon.

BY repealing and re-enacting, with amendments,

Section 100.1.A.2.

Baltimore County Zoning Regulations, as amended

BY adding

Section 1A06

Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments,

Section 259.2.A.

Baltimore County Zoning Regulations, as amended

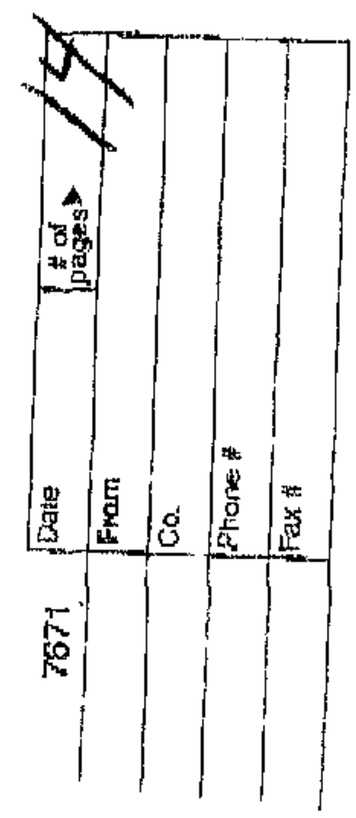
BY adding

Section 259.3

Baltimore County Zoning Regulations, as amended

BY adding

Section 22-104(c)



PROTESTANT'S EXHIBIT NO. 1

WHEREAS, the Baltimore County Council has received a final report from the Planning Board concerning this subject legislation and has held a public hearing thereon, now, therefore,

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section 100.1.A.2 of the Baltimore County Zoning Regulations, as amended, be and it is hereby repealed and re-enacted, with amendments, to read as follows:

Article I--General Provisions

Section 100--Zones and Districts: Boundaries.

100.1--Baltimore County is hereby divided into zones and districts in accordance with this subsection.

A. Zones.

2. Zones are classified as follows:

R.C. 2	(Resource Conservation--agriculture)
R.C. 3	(Resource Conservation--deferral of planning and development)
R.C. 4	(Resource Conservation--watershed protection)
R.C. 5	(Resource Conservation--rural-residential)
R.C.C.	(RESOURCE CONSERVATION --COMMERCIAL)
D.R. 1	(Density Residential, 1.0 dwelling unit per acre)
D.R. 2	(Density Residential, 2.0 dwelling units per acre)
D. R. 3.5	(Density Residential, 3.5 dwelling units per acre)
D.R. 5.5	(Density Residential, 5.5 dwelling units per acre)
D.R. 10.5	(Density Residential, 10.5 dwelling units per acre)
D.R. 16	(Density Residential, 16.0 density units per acre)
R.A.E. 1	(Residential, 40.0 density units per acre)
R.A.E. 2	(Residential, 80.0 density units per acre)
R-O	(Residential-Office, 5.5 dwelling units per acre)
O-1	(Office Building)
O-2	(Office Park)
O.T.	(Office and Technology)
B.L.	(Business, Local)
B.M.	(Business, Major)
B.R.	(Business, Roadside)
M.R.	(Manufacturing, Restricted)
M.L.R.	(Manufacturing, Light, Restricted)
M.L.	(Manufacturing, Light)

Title 22 - Planning, Zoning and Subdivision Control

Article IV. Development Regulations of Baltimore County

Baltimore County Code, 1978, 1986 Supplement

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
<u>Underlining</u> indicates amendments to bill.

SECTION 2. And be it further enacted that Section 1A06 be and it is hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

SECTION 1A06 - R.C.C. — RESOURCE CONSERVATION --COMMERCIAL

1A06.1--GENERAL PROVISIONS.

A. LEGISLATIVE STATEMENT OF FINDINGS.

1. DECLARATION OF FINDINGS. IT IS FOUND THAT:

A. THERE IS A DEMAND FOR COMMERCIAL DEVELOPMENT IN THE RURAL AREAS OF BALTIMORE COUNTY TO SERVE THE NEEDS OF RURAL RESIDENTIAL AND AGRICULTURAL COMMUNITIES AS WELL AS TOURISTS; AND

B. THE EXISTING BUSINESS ZONING DESIGNATIONS (B.L., B.M., B.R.) PERMIT USES THAT ARE NOT DESIRABLE IN THE RURAL PARTS OF THE COUNTY AND THE HEIGHT, BULK, FLOOR AREA AND SETBACK REQUIREMENTS OF THESE ZONES PERMIT AN INTENSITY OF DEVELOPMENT THAT IS NOT APPROPRIATE IN SCALE OR APPEARANCE WITH THE CHARACTER OF A RURAL SETTING; AND

C. THE RURAL AREAS LACK THE ROAD, WATER AND SEWERAGE CAPACITY TO HANDLE THE INTENSITY OF DEVELOPMENT PERMITTED BY THE EXISTING BUSINESS ZONES.

2. PURPOSES: THE R.C.C. ZONING CLASSIFICATION IS ESTABLISHED PURSUANT TO THE LEGISLATIVE FINDINGS STATED ABOVE TO:

A. PROVIDE SMALL AREAS OF COMMERCIAL DEVELOPMENT FOR A LIMITED RANGE OF RURAL, RESIDENTIAL AND TOURIST-RELATED NEEDS; ~~THAT WILL MEET THE SHOPPING AND PERSONAL SERVICE NEEDS OF RURAL RESIDENTS AND TOURISTS;~~

B. PERMIT SUCH FACILITIES, BUT ONLY AT AN INTENSITY AND SCALE APPROPRIATE TO RURAL AREAS.

1A06.2--USE REGULATIONS. THE FOLLOWING USES ARE PERMITTED SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 1A06.3.

A. USES PERMITTED AS OF RIGHT.

1. AGRICULTURALLY RELATED RETAIL, OFFICE AND SERVICES USES:

AGRICULTURAL SUPPLY AND FEED STORE;
AUCTION BUILDING;
FARMERS' CO-OP;
FARMERS' MARKET;
GARDEN CENTER;
VETERINARIAN'S OFFICE;
VETERINARIUM.

2. COMMERCIAL AND SERVICE USES:

RETAIL ESTABLISHMENTS SELLING SUCH ITEMS AS GIFTS, JEWELRY, HARDWARE, DRUGS, GROCERIES, SPORTING EQUIPMENT (EXCEPT BOATS AND VEHICLES), ANTIQUES;
ARTS AND CRAFTS STUDIOS;
BARBER SHOPS, BEAUTY SHOPS AND OTHER PERSONAL SERVICE ESTABLISHMENTS;
BANKS;
~~OFFICES, PROVIDED THAT MEDICAL OFFICES ARE LIMITED TO 25% OF THE TOTAL FLOOR AREA;~~ OFFICES AND MEDICAL OFFICES;
RESTAURANTS AND BARS (EXCEPT DRIVE-IN OR DRIVE-THROUGH FACILITIES);
SMALL APPLIANCE REPAIR.

3. RESIDENTIAL, LODGING AND INSTITUTION USES:

SINGLE-FAMILY DETACHED DWELLINGS;
RESIDENCES ABOVE THE FIRST FLOOR OF COMMERCIAL BUILDINGS;
BED AND BREAKFASTS, TOURISTS HOMES;
EDUCATIONAL AND SOCIAL SERVICE FACILITIES;
CLASS A AND CLASS B CHILD CARE CENTERS.

B. USES PERMITTED BY SPECIAL EXCEPTION:

AGRICULTURAL MACHINERY AND EQUIPMENT REPAIR;
PUBLIC UTILITIES, PUBLIC UTILITY SERVICE CENTERS;
VOLUNTEER FIRE COMPANIES;
~~CONVERSIONS OF EXISTING BUILDINGS WHICH DO NOT CONFORM TO THE BULK REGULATIONS OF 1A06.4.~~

C. ACCESSORY USES OR STRUCTURES. THE FOLLOWING USES, ONLY, ARE PERMITTED AS AN ACCESSORY USE:

1. AGRICULTURAL RELATED USES.
FARMERS' ROADSIDE STANDS;
INTERMITTENT OUTDOOR SALES;
CUT FLOWER OR LIVE PLANTS;
FARMERS' CO-OP ROADSIDE STAND;

FISH, SHELLFISH AND MEAT;
FRUIT AND VEGETABLE.

2. AMUSEMENT DEVICES (SUBJECT TO PROVISIONS OF SECTION 422);
PICNIC GROVES;
SATELLITE RECEIVING DISH (SUBJECT TO PROVISIONS OF SECTION 429).

3. HOME OCCUPATIONS.

4. PARKING TO BE LOCATED TO THE SIDE AND REAR OF THE BUILDING ONLY, BUT NOT IN THE REQUIRED SETBACK AND MUST BE LOCATED WITHIN THE R.C.C. ZONE.

5. SIGNS.

6. OUTSIDE STORAGE OF MATERIAL OR EQUIPMENT.

1A06.3 -- USE LIMITATIONS. ALL OF THE USES IN SECTION 1A06.2 ARE SUBJECT TO THE FOLLOWING LIMITATIONS:

A. THE APPLICANT SHALL PROVE TO THE SATISFACTION OF THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT THAT THE LAND CAN SUPPORT THE PROPOSED DEVELOPMENT WITHOUT OVERBURDENING THE REQUIRED PRIVATE SEWERAGE DISPOSAL SYSTEM, THE POTABLE WATER SUPPLY, ENDANGERING THE METROPOLITAN DISTRICT RESERVOIRS OR ~~CREATE~~ CREATING A HEALTH OR ENVIRONMENTAL NUISANCE FOR NEIGHBORING PROPERTIES.

B. OUTSIDE STORAGE. OUTSIDE STORAGE OF EQUIPMENT AND MATERIAL SHALL BE PERMITTED ONLY ON THE LOT SUBJECT TO THE FOLLOWING REQUIREMENTS:

1. THE STORAGE AREA MUST BE LOCATED TO THE SIDE OR REAR OF THE BUILDING, OUTSIDE OF THE REQUIRED SETBACKS.

2. THE STORAGE AREA SHALL NOT COVER MORE THAN 10% OF THE LOT, EXCEPT AS DETERMINED BY THE ZONING COMMISSIONER IN A SPECIAL EXCEPTION

HEARING.

~~3. ALL OUTSIDE STORAGE OF FUELS, CHEMICALS OR OTHER POTENTIALLY HARMFUL MATERIALS MUST BE LOCATED ON IMPERVIOUS PAVEMENT AND~~

~~COMPLETELY ENCLOSED BY AN IMPERVIOUS WALL HIGH ENOUGH TO CONTAIN THE TOTAL VOLUME OF LIQUIDS KEPT IN THE STORAGE AREA, PLUS ACCUMULATED RAINFALL.~~

4 3. THE STORAGE AREA SHALL BE SCREENED BY A FENCE IN ASSOCIATION WITH PLANTINGS.

C. SIGNS AND DISPLAYS. IN ADDITION TO SIGNS PERMITTED UNDER SUBSECTION 413.1, THE FOLLOWING ARE ALSO PERMITTED:

1. ONE STATIONARY OUTSIDE IDENTIFICATION SIGN WHICH DOES NOT PROJECT MORE THAN 6 INCHES FROM THE BUILDING AND DOES NOT HAVE A SURFACE AREA EXCEEDING 8 SQUARE FEET;

2. ONE FREE-STANDING SIGN WITH A SURFACE AREA OF NO MORE THAN ~~15~~ 25 SQUARE FEET PER SIDE; THE SIGN SHALL BE INTEGRATED WITH THE LANDSCAPING, AND THE LOCATION SHALL BE APPROVED BY THE DIRECTOR OF THE OFFICE OF PLANNING AND ZONING;

3. NO SIGN SHALL BE ILLUMINATED, UNLESS APPROVED BY THE ZONING COMMISSIONER AFTER HEARING.

4. DISPLAY OF GOODS, VEHICLES AND EQUIPMENT IS PERMITTED IN THE FRONT YARD, BUT NOT MORE THAN FIVE FEET IN FRONT OF THE REQUIRED FRONT BUILDING LINE.

D. RELATIONSHIP TO SURROUNDING NEIGHBORHOODS. NEW BUILDINGS OR ADDITIONS SHALL BE APPROPRIATE PURSUANT TO SECTION 22-104(c) OF THE BALTIMORE COUNTY CODE, AS AMENDED.

E. PRODUCTION RESTRICTIONS.

1. NOT MORE THAN 5 PERSONS SHALL BE ENGAGED IN THE REPAIR OR FABRICATION OF GOODS ON THE PREMISES;

NOT MORE THAN 5 HORSEPOWER SHALL EMPLOYED IN THE OPERATION OF ANY ONE MACHINE USED IN REPAIR OR FABRICATION, AND NOT MORE THAN 15 HORSEPOWER IN THE OPERATION OF ALL SUCH MACHINES;

1A06.4 — BULK REGULATIONS OF R.C.C. ZONES.

A. USES PERMITTED IN R.C.C. ZONES ARE GOVERNED BY THE FOLLOWING BULK REGULATIONS, EXCEPT THAT THE FOLLOWING SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS DO NOT APPLY TO EXISTING BUILDINGS:

1. FRONT YARD SETBACK: THE FRONT BUILDING LINE SHALL BE NOT LESS THAN 15 FEET FROM THE RIGHT OF WAY LINE OF THE STREET AND NOT MORE THAN THE AVERAGE SETBACK OF THE ADJACENT LOTS;

2. MINIMUM SIDE AND REAR YARD SETBACK: 15 FEET;

3. MAXIMUM HEIGHT OF NEW BUILDINGS OR ADDITIONS: 30 FEET;

4. FLOOR AREA RESTRICTIONS. THE GROSS FLOOR AREA OF ALL BUILDINGS ON THE LOT SHALL NOT EXCEED 3,000 SQUARE FEET;

5. MAXIMUM LOT SIZE. 2 ACRES;

6. COVERAGE. NO MORE THAN 20 PERCENT OF ANY LOT MAY BE COVERED BY IMPERVIOUS SURFACE, INCLUDING BUILDINGS, PARKING FACILITIES AND STORAGE AREAS.

B. LANDSCAPE AREAS. IN KEEPING WITH THE RURAL CHARACTER THE FRONT, SIDE AND REAR YARDS SHALL BE LANDSCAPED TO ADEQUATELY SCREEN THE PARKING AREA FROM THE ROADWAY AND ADJACENT USES, IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR COMMERCIAL ZONES.

SECTION 3. AND BE IT FURTHER ENACTED THAT SECTION 259.2.A. OF THE BALTIMORE COUNTY ZONING REGULATIONS, AS AMENDED, BE AND IT IS HEREBY REPEALED AND RE-ENACTED, WITH AMENDMENTS, TO READ AS FOLLOWS:

259.2 — Statements of Legislative Intent for Districts

(Compliance with a statement of legislative intent shall not, in itself, be sufficient cause to classify property within the district to which such statement applies.)

{A. C.R. District — Commercial Rural. C.R. Districts may be applied only to certain areas of contiguous commercial development which are on land zoned B.L., B.M., B.R., and/or M.L. at intersections of paved roads each at least 2 miles in length, and which lie beyond the urban-rural demarcation line, or to certain other commercially or industrially zoned areas of substantial, established business activity beyond the urban-rural demarcation line.}

A. C.R. DISTRICT - COMMERCIAL RURAL

1. THE C.R. DISTRICT IS ESTABLISHED TO PROVIDE OPPORTUNITIES FOR CONVENIENCE SHOPPING AND PERSONAL SERVICES THAT ARE CUSTOMARILY AND FREQUENTLY NEEDED BY THE RURAL RESIDENTIAL AND AGRICULTURAL POPULATION AND TOURISTS. IT IS INTENDED THAT THE C.R. DISTRICT BE APPLIED ONLY TO AREAS WHERE SUCH FACILITIES ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE; WHERE SEWERAGE TREATMENT AND A POTABLE WATER SUPPLY CAN BE PROVIDED WITHOUT AN ADVERSE EFFECT ON THE ENVIRONMENT AND NEIGHBORING USES AND WHERE PUBLIC ROADS ARE CAPABLE OF HANDLING THE ANTICIPATED INCREASE IN TRAFFIC WITHOUT ADVERSE IMPACTS ON SURROUNDING AREAS. THE COMMERCIAL CENTERS WITHIN C.R. DISTRICTS ARE NOT INTENDED TO BE REGIONAL FACILITIES PROVIDING SPECIALTY GOODS TO A POPULATION OUTSIDE OF THE RURAL AREA.

2. C.R. DISTRICTS MAY BE ASSIGNED TO AREAS OF COMMERCIAL DEVELOPMENT BEYOND THE URBAN-RURAL DEMARCATION LINE FOR WHICH C.R. DISTRICT DESIGNATION IS RECOMMENDED IN THE MASTER PLAN. THE UNDERLYING ZONE MAY BE ~~ZONED~~ B.L., B.M., B.R., OR R.O. THE C.R. DISTRICT MAY ALSO BE APPLIED TO LAND ZONED R.C. 5 WHICH IS ADJACENT TO A C.R. DISTRICT PROVIDED THAT THE LOCATION, CONFIGURATION AND PHYSICAL CHARACTERISTICS OF THE SITE AND THE POTENTIAL FOR ACCESS TO AN ADEQUATE PUBLIC ROAD MAKE THE LAND SUITABLE FOR

COMMERCIAL DEVELOPM[illegible].

SECTION 4. And be it further enacted that Section 259.3 be and it is hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

259.3 -- SPECIAL REGULATIONS FOR C.R. DISTRICTS

A. USES PERMITTED BY RIGHT. ANY USE PERMITTED BY RIGHT IN THE UNDERLYING ZONE ON WHICH THE C.R. DISTRICT IS APPLIED AND WHICH MEETS THE BULK REGULATIONS OF PARAGRAPH 1 OF 259.3.C. IS PERMITTED BY RIGHT.

B. USES PERMITTED BY SPECIAL EXCEPTION.

1. ANY USE PERMITTED BY SPECIAL EXCEPTION IN THE UNDERLYING ZONE ON WHICH THE C.R. DISTRICT DESIGNATION IS APPLIED AND WHICH MEETS THE BULK REGULATIONS OF PARAGRAPH 1 OF 259.3.C. IS PERMITTED BY SPECIAL EXCEPTION.

2. ANY USE PERMITTED (BY RIGHT OR BY SPECIAL EXCEPTION) WITHIN THE C.R. DISTRICT BUT WHICH IS NOT PERMITTED IN THE UNDERLYING ZONE AND WHICH MEETS THE BULK REGULATIONS OF PARAGRAPH 1 OF 259.3.C. IS PERMITTED BY SPECIAL EXCEPTION.

3. BUILDINGS WHICH EXCEED THE REQUIREMENTS OF PARAGRAPH 1 OF 259.3.C MAY BE PERMITTED BY SPECIAL EXCEPTION ONLY WHEN THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH SITE DESIGN GUIDELINES AND PERFORMANCE STANDARDS WHICH ARE PART OF A DULY ADOPTED MASTER PLAN FOR THE DISTRICT.

4. IN ADDITION TO THE REQUIREMENTS GENERALLY IMPOSED BY 502.1, ANY USE PERMITTED BY SPECIAL EXCEPTION IN C.R. DISTRICTS SHALL MEET THE REQUIREMENTS OF PARAGRAPH E BELOW.

C. USE RESTRICTIONS

1. BULK REGULATIONS.

A. THE GROSS FLOOR AREA FOR ALL BUILDINGS ON A LOT SHALL NOT EXCEED 8,800 SQUARE FEET OF WHICH NO MORE THAN ~~4,400~~ 6,600 SQUARE FEET SHALL BE ON THE GROUND FLOOR.

B. THE FLOOR AREA RATIO SHALL NOT EXCEED 0.20.

C. BUILDING HEIGHT SHALL NOT EXCEED 30 FEET.

2. SETBACKS

A. THE FRONT YARD SETBACK SHALL BE NOT LESS THAN 15 FEET FROM THE STREET RIGHT-OF-WAY LINE, AND NOT MORE THAN THE AVERAGE OF THE SETBACKS OF ADJACENT BUILDINGS.

B. THE REAR AND SIDE YARD SETBACKS SHALL BE ~~NO~~ NOT LESS THAN 15 FEET.

3. LANDSCAPING. IN ADDITION TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL FOR COMMERCIAL ZONES, THE FOLLOWING LANDSCAPE STANDARDS SHALL APPLY TO USES IN C.R. DISTRICTS:

A. THE ENTIRE REQUIRED FRONT, SIDE AND REAR SETBACKS SHALL BE LANDSCAPED.

B. A MINIMUM OF 7% OF THE PARKING LOT SHALL BE PERVIOUS SURFACE WITH A MINIMUM OF ONE TREE PER EIGHT PARKING SPACES PROVIDED.

4. PARKING. PARKING SHALL BE LOCATED IN A MANNER APPROPRIATE AND CONSISTENT WITH ADJOINING DEVELOPMENT AND MUST BE LOCATED WITHIN THE C.R. DISTRICT. ACCESS ONTO ROADWAYS SHALL BE LIMITED TO NO MORE THAN TWO LOCATIONS. EXCEPT WHERE PHYSICAL CONSTRAINTS, SITE CONFIGURATION OR SAFETY PRECLUDE COMPLIANCE, PARKING MUST BE ACCESSIBLE TO THE PARKING LOTS OF ADJACENT NON-RESIDENTIAL USES AND ZONES.

25. 5. ENVIRONMENTAL HOLDING CAPACITY. THE APPLICANT SHALL

26. PROVE TO THE SATISFACTION OF THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL

PROTECTION AND RESOURCE MANAGEMENT THAT THE LAND CAN SUPPORT THE PROPOSED DEVELOPMENT WITHOUT OVERBURDENING THE REQUIRED PRIVATE SEWERAGE DISPOSAL SYSTEM, THE POTABLE WATER SUPPLY, ENDANGERING THE METROPOLITAN DISTRICT RESERVOIRS OR ~~CREATE~~ CREATING A HEALTH OR ENVIRONMENTAL NUISANCE FOR NEIGHBORING PROPERTIES.

6. OUTSIDE STORAGE. OUTSIDE STORAGE OF EQUIPMENT AND MATERIAL SHALL BE PERMITTED ONLY ON THE LOT SUBJECT TO THE FOLLOWING REQUIREMENTS:

A. THE STORAGE AREA MUST BE LOCATED TO THE SIDE OR REAR OF THE BUILDING, OUTSIDE OF THE REQUIRED SETBACKS;

B. THE STORAGE AREA SHALL NOT COVER MORE THAN 15% OF THE LOT, EXCEPT AS DETERMINED BY THE ZONING COMMISSIONER IN A SPECIAL EXCEPTION HEARING;

C. THE STORAGE AREA SHALL BE SCREENED BY A FENCE IN ASSOCIATION WITH PLANTINGS;

~~D. ALL OUTSIDE STORAGE OF FUELS, CHEMICALS OR OTHER POTENTIALLY HARMFUL MATERIALS MUST BE LOCATED ON IMPERVIOUS PAVEMENT AND COMPLETELY ENCLOSED BY AN IMPERVIOUS WALL HIGH ENOUGH TO CONTAIN THE TOTAL VOLUME OF LIQUIDS KEPT IN THE STORAGE AREA, PLUS ACCUMULATED RAINFALL.~~

7. SIGNS AND DISPLAYS. IN ADDITION TO SIGNS PERMITTED UNDER SUBSECTION 413.1, THE FOLLOWING ARE ALSO PERMITTED:

A. ONE STATIONARY OUTSIDE IDENTIFICATION SIGN WHICH DOES NOT PROJECT MORE THAN 6 INCHES FROM THE BUILDING AND DOES NOT HAVE A SURFACE AREA EXCEEDING 8 SQUARE FEET;

B. ONE FREE-STANDING SIGN WITH A SURFACE AREA OF NO

26. MORE THAN 25 SQUARE FEET PER SIDE; THE SIGN SHALL BE INTEGRATED WITH THE
27. LANDSCAPING AND THE LOCATION SHALL BE APPROVED BY THE DIRECTOR OF THE OFFICE OF
28. PLANNING AND ZONING;

C. NO SIGN SHALL BE ILLUMINATED, UNLESS APPROVED BY THE ZONING COMMISSIONER AFTER HEARING.

D. DISPLAY OF GOODS, VEHICLES AND EQUIPMENT IS PERMITTED IN THE FRONT YARD, BUT NOT MORE THAN FIVE FEET IN FRONT OF THE REQUIRED FRONT BUILDING LINE.

8. RELATIONSHIP TO SURROUNDING NEIGHBORHOODS. NEW BUILDINGS OR ADDITIONS SHALL BE APPROPRIATE PURSUANT TO SECTION 22-104(c) OF THE BALTIMORE COUNTY CODE, AS AMENDED.

9. AUTO SERVICE STATIONS ARE SUBJECT TO THE PROVISIONS OF SECTION 405.

D. PROCEDURE FOR OBTAINING PLAN APPROVAL IN A C.R. DISTRICT.

1. ~~A CRG~~ IF A CRG PLAN IS REQUIRED, THE PLAN SHALL BE APPROVED PRIOR TO THE GRANTING OF A SPECIAL EXCEPTION IN A C.R. DISTRICT.

2. WHEN A SPECIAL EXCEPTION IS REQUIRED, THE CRG SHALL ALSO FIND THAT THE PROPOSED DEVELOPMENT SATISFIES THE REQUIREMENTS OF PARAGRAPH E BELOW.

E. ADDITIONAL REQUIREMENTS FOR THE GRANTING OF A SPECIAL EXCEPTION IN A C.R. DISTRICT. IN ADDITION TO THE REQUIREMENTS GENERALLY IMPOSED IN THE ISSUANCE OF SPECIAL EXCEPTIONS BY 502.1, THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE GRANTING OF SPECIAL EXCEPTIONS IN C.R. DISTRICTS.

1. THE PETITIONER SHALL DOCUMENT THE NEED FOR THE DEVELOPMENT AT THE PROPOSED LOCATION. ~~; THAT THE COMMERCIAL SERVICES PROPOSED ARE NOT DUPLICATED ELSEWHERE AND THAT THERE IS A POPULATION WITHIN THE TRADE AREA WITH ADEQUATE BUYING POWER TO SUPPORT THE PROPOSED FACILITY.~~

2. THE PROPOSED DEVELOPMENT SHALL TAKE INTO ACCOUNT EXISTING AND PROPOSED ROADS, TOPOGRAPHY, EXISTING VEGETATION, SOIL TYPES AND

THE CONFIGURATION OF THE SITE. THE PROPOSED DEVELOPMENT WILL NOT DISTURB SLOPES WITH GRADES EXCEEDING 25%; WILL MINIMIZE DISTURBANCE TO VEGETATED AREAS, WETLANDS AND STREAMS AND WILL NOT RESULT IN UNDUE SITE DISTURBANCE OR EXCESSIVE EROSION AND SEDIMENT LOSS. INFILTRATION WILL BE MAXIMIZED AND STORMWATER MANAGEMENT DISCHARGE WILL BE DECENTRALIZED.

3. ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT BUILDINGS AND THEIR SETTINGS SHALL BE PRESERVED AND INTEGRATED INTO THE SITE PLAN.

~~4. THE EXISTING ROADS SHALL ACCOMMODATE THE ANTICIPATED TRAFFIC WITHOUT THE ADDITION OF NEW TRAFFIC LANES, EXCEPT AS NEEDED FOR SAFE INGRESS AND EGRESS.~~

~~5~~ 4. THE BUILDINGS SHALL BE SITED TO PROTECT SCENIC VIEWS FROM PUBLIC ROADS AND SO THAT THE NATURAL RURAL FEATURES, INCLUDING BUT NOT LIMITED TO PASTURES, CROPLANDS, MEADOWS AND TREES ARE PRESERVED TO THE EXTENT POSSIBLE. ADDITIONAL OPEN SPACE MAY BE REQUIRED TO PRESERVE AND ENHANCE THE ENJOYMENT OF THE NATURAL AMENITIES AND VISUAL QUALITY OF THE SITE.

~~6~~ 5. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO NEIGHBORING USES AND THE TRANQUILITY OF THE RURAL AREA THROUGH EXCESSIVE NOISE, ~~OR WILL~~ AND WILL NOT RESULT IN A NUISANCE OR AIR POLLUTION FROM DUST, FUMES, VAPORS, GASES AND ODORS.

F. ANY CONTRARY PROVISION OF THESE REGULATIONS NOTWITHSTANDING, THE PROVISIONS OF SUBSECTION 259.2.A AND 259.3 SHALL NOT APPLY TO ANY BUILDING, USE OR STRUCTURE IN EXISTENCE OR FOR WHICH A CRG PLAN HAS BEEN APPROVED AS OF THE DATE OF THE ENACTMENT OF BILL NO. 103-88 OR TO ANY M.L. ZONE WITH C.R. DISTRICT DESIGNATION.

Section 5. And be it further enacted, that Section 22-104(c) be and it is hereby added to Title 22 - Planning, Zoning and Subdivision Control, Article

27. IV. Development Regulations of Baltimore County, Baltimore County Code, 1978,

28. 1986 Supplement, to read as follows:

Sec. 22-104. Development in R.C.C., R-O, O-1, O-2, or O-T Zone and C.R. DISTRICTS.

(C) DEVELOPMENT OF PROPERTY IN AN R.C.C. ZONE AND C.R. DISTRICT:

(1) DEVELOPMENT SHALL BE APPROPRIATE TO THE SPECIFIC CIRCUMSTANCES OF THE SITE TAKING INTO ACCOUNT SURROUNDING USES; TREE PRESERVATION; PROTECTION OF WATERCOURSES AND BODIES OF WATER FROM EROSION AND SILTATION; PROTECTION OF GROUNDWATER RESOURCES; SAFETY, CONVENIENCE, AND AMENITY FOR THE SURROUNDING NEIGHBORHOOD.

(2) IN DETERMINING THE APPROPRIATENESS OF BUILDINGS, DESIGN ELEMENTS OF PROPOSED BUILDINGS AND SIGNS SHALL BE EVALUATED IN RELATION TO EXISTING ADJACENT OR SURROUNDING BUILDINGS. NEW BUILDINGS SHALL BE RURAL IN CHARACTER. UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF THE OFFICE OF PLANNING AND ZONING, NEW BUILDINGS SHALL BE SIMILAR TO EXISTING BUILDINGS IN THE FOLLOWING RESPECTS:

(i) HEIGHT;
(ii) BULK AND GENERAL MASSING;
(iii) MAJOR DIVISIONS OR RHYTHMS OF THE FACADE;
(iv) PROPORTION OF OPENINGS, I.E. WINDOW TO WALL RELATIONSHIPS;
(v) ROOF TREATMENT;
(vi) MATERIALS, COLORS, AND TEXTURES OF BUILDINGS AND SIGNAGE: IN GENERAL, NATURAL MATERIALS SUCH AS STONE, BRICK, WOODSIDING, SHINGLES, SLATE, ETC. ~~ARE PREFERRED TO INDUSTRIAL OR ARTIFICIAL MATERIALS SUCH AS RAW OR EXPOSED AGGREGATE CONCRETE, ANNODIZED OR GALVANIZED METAL, TINTED GLASS, PLASTICS, VINYLS, ETC.~~
~~(vii) GENERAL ARCHITECTURAL CHARACTER:~~
~~a) HORIZONTAL OR VERTICAL EMPHASIS;~~
~~b) SCALE;~~
~~c) STYLISTIC FEATURES AND THEMES I.E. PORCHES, COLONNADES, PEDIMENTS, CUPOLAS, CORNICES, COING, DETAIL AND ORNAMENT;~~
~~(viii) RELATION TO STREET:~~
~~(ix) EXCEPT WHERE PHYSICAL CONSTRAINTS, SITE CONFIGURATION OR SAFETY CONSIDERATIONS PRECLUDE STRICT COMPLIANCE, ALL PARKING MUST BE ACCESSIBLE BY DRIVEWAY TO THE PARKING LOTS TO ADJACENT NON-RESIDENTIAL USES AND LAND ZONED FOR NON-RESIDENTIAL USES.~~

SECTION 6. And be it further enacted, that this Act shall take effect forty-five days after its enactment.

SPACE NEEDS ASSESSMENT

HEREFORD UNITED METHODIST CHURCH

As Prepared by the Futures Committee:
Mark Gardner, Chair
Nate Beil
Ken Bollinger
Ed Burnap
Roger Elliott
Ruth Famula
Len Gough
John Honeycutt
Matthew Pearce
Ruth Robertson
Roger Thompson
Frank Valenti
Steve Cochran, Pastor

F I N A L
D R A F T

May 12, 2003
REV: Oct. 18, 2003
REV: Jan. 7, 2004
REV: Mar. 2, 2004

PETITIONER'S

EXHIBIT NO. 1

SPACE NEEDS ASSESSMENT
HEREFORD UNITED METHODIST CHURCH

TABLE OF CONTENTS

Mission and Purpose 3
Existing Conditions 3
Existing Space Use 4
- Main Church Building
- Former Parsonage
- Education Building
- Office Building
- Food Bank Building

Functions to be Served 9
- Church School
- Nursery
- Youth Fellowship
- Preschool
- Choir
- Food Bank
- Gathering/Recreation Room
- Food Preparation/Serving
- Library
- Tutoring

Spaces Required 13
Assumptions 14
Reuse of Existing Facilities 14
New Building Requirements 15
Renewal of Existing Facilities 15
Room Descriptions 16
Design Guidance 21
Appendix: Drawings
- Education Building: Ground and First Floors
- Office Building; Behind Sanctuary

(est.) $1.5 million new bldg.

SPACE NEEDS ASSESSMENT
HEREFORD UNITED METHODIST CHURCH

MISSION AND PURPOSE

The congregation of Hereford United Methodist Church (the Church) has identified its mission in the following statement:

The body of believers of the Hereford United Methodist Church will spread the Good News of Jesus Christ by

- *Lovingly and compassionately reaching out to neighbors—in our community and beyond;*
- *Spiritually communicating God's love;*
- *Faithfully modeling God's grace through fellowship and service.*

In order to fulfill this Mission Statement and meet the needs of a growing congregation, the Futures Committee has reviewed current activities of Hereford United Methodist Church (the Church) and its existing space, including configuration, quality, and appropriateness to function; made assumptions about future activities and actions; determined the spaces required to fulfill the assumptions; and identified the functions that can occupy existing space and those that require new construction.

The purpose of this document is to identify the spaces needed by Hereford United Methodist Church to meet current and future programs. This document

1. Analyzes existing space by type, function and quality.
2. Identifies future programmatic needs.
3. Lists spaces needed to meet the envisioned future.
4. Assigns functions to existing space.
5. Establishes spaces required in new facilities.
6. Provides guidance for the design of new and renovated facilities.
7. Outlines a process for accomplishing design and construction.

This document is not meant to be an end product but a means to achieve a solution to the Church's needs for the foreseeable future. It is to provide information to the congregation for their consideration, review, comment, discussion, change and commitment. Serious consideration must be given to the implications of the various assumptions that have been made and alternatives that may meet the Church's needs in another but different manner. It may be that short-term solutions may be required that are less than the ideal; if so, they should be completed within a long-term plan.

EXISTING CONDITIONS

The Church has grown significantly since the last major construction in 1995 which resulted in the completion of the current Sanctuary and Choir Room. Average attendance at both services rose from 75 in 1995 to 200 in early 2003. During the spring

and fall of 2003, average attendance fell well below 160; in late October, attendance began to increase again, reaching 180 by late November.

Recent attendance figures are as follows:

DATE	1ST SERVICE	2ND SERVICE	TOTAL
Jan 4	53	93	146
Jan 11	58	87	145
Jan 18	62	73	135
Jan 25	59	66	125
Feb 1	67	114	181
Feb 8	70	84	154
Feb 15	70	91	161
Feb 22 (Baptism)	102	103	205

Church School attendance has increased as well, with an average attendance now of almost 100 children.

New home building in the area served by the Church (and other UM churches) continues, with relatively small niche developments being constructed in many locations. This should assure an increasing number of potential members while requiring renewed outreach activities.

EXISTING SPACE USE

In order to determine the space needed by the Church, it is first essential to understand how existing space is being used, the effectiveness of that use, and changes to the facilities that could improve the effectiveness of those spaces.

Main Church Building

This building, the result of new construction in 1995 that connected the existing sanctuary with the former parsonage, is accessible to persons with physical handicaps by a ramp from the parking lot. A unisex toilet is located adjacent to the Choir Room.

Sanctuary

Use: Where the formal worship ministry of the church occurs
Capacity: Congregants--200; Choir--24
History: new construction and renovation in 1995 that expanded the capacity
Quality: *satisfactory for use now with two Sunday services*

Narthex/Friendship Room

Size: 22' x 17'-4" = 381square feet (sf)
Use: for gathering before, between and after worship services, with coffee, tea and food; to provide display space for information; two Exits
Quality: can by crowded after services, which is not necessarily objectionable

Main Church Building (Cont.)

Choir Room

Size: 15' x 14' = 210 sf

Use: for choir members to put on robes stored in closets; for warm-up before service using a piano

Quality: adequate for up to 15 persons, but cramped for 20 persons or more

Location: located at the rear of the Narthex with direct access from all parking lots, this room is ideal for a variety of other service activities, and was used as a meeting and classroom prior to its exclusive use by the Choir.

Former Parsonage

This three-story building, designed as a residence and previously used as office space for Church staff, now serves several functions, including classrooms and storage. The building is not accessible to persons with physical handicaps. A unisex toilet is located off the adjoining corridor next to the stair to the second floor. Another toilet is available at the first landing of the stair. Room numbers for the first floor are shown on a sketch located in the Appendix entitled "Behind Sanctuary."

FIRST FLOOR

P 101 - *Storage/Passage* [room behind Sanctuary]

Size: 14' x 12' = 155 sf; contains sink and counter; three doors

Uses: for storage of Praise Band instruments, hand bells, music files, and photo copy machine; as access to an Exit directly to the exterior; and as a passageway connecting the Sanctuary with an adjacent classroom—P 102—and to the rest of the building.

Quality: temporary use such as storage is appropriate: the need to use the room for circulation precludes permanent use for other functions; a redesign of the floor could result in more efficient usage.

P 102 - *Classroom* [former office]

Size: 15' x 13' = 180 sf; two doors

Use: as a classroom for 12 persons around folding tables; as a passageway to Room P101 adjoining, to the front door and to the stairs to the second floor

Quality: lack of privacy, since it is used as a passageway; an interior space, with borrowed light from windows in the adjoining corridor

P 103 - *Classroom* [pastor's former office]

Size: 14' x 14' = 200 sf; two doors

Use: as a classroom for 12 to 15 persons around folding tables; houses the safe

Quality: excellent for use as a classroom, with privacy and windows

SECOND AND THIRD FLOORS

Use: for storage of various types of equipment and supplies

Quality: poor access through a narrow stair; not adaptable as classrooms but possible for office use or special projects

Education Building
This building, constructed in 1957, has a flat roof, single-glazed metal windows, and a heating system which, although equipped with multi-zone controls, operates with only one zone. The structural system was designed to accommodate a third floor. New roofing was installed in the mid-1980s. The building is obsolescent at best, will require considerable long-term renewal and replacement of its systems, and requires a significant amount of annual maintenance funding. Refer to drawings in the Appendix for layout and room numbers.

GROUND FLOOR
Rooms ED 3, 4 and 5 at one time functioned as administrative offices. There is only one Exit for the ground floor, which meets code requirements for existing use but limits the functions and numbers of people that can be accommodated. Lack of ventilation contributes to mold and mildew and a musty odor. There are no toilets on this floor.

ED 1: Classroom
Size: 21' x 19' = 400 sf
Use: as a classroom seating 25 at folding tables; access to boiler room
Quality: good, with windows on one side and good privacy

ED 2: Classroom
Size: 28' x 13' = 360 sf, with platform at one end of room for TV on a cart, and an accordion door sight divider to Room SS 3
Use: as a classroom seating 14 at folding tables; adult Bible studies in the evening; and passageway to Room ED 1.
Quality: platform reduces capacity; use as passageway reduces visual privacy; accordion door does not afford acoustical privacy with Room ED 3. The room is satisfactory for adult evening classes due in part to the availability of adjacent rooms for breakout groups.

ED 3: Classroom
Size: 19' x 18' = 340 sf
Use: as a classroom for young children; as access to Rooms ED 4 and ED 5
Quality: satisfactory in current use, with acoustical privacy compromised by noise in Room ED 3 and by access to and activities in small classrooms ED 4 and ED 5

ED 4: Small Classroom
Size: 14' x 11' = 150 sf, with built-in closets
Use: as a classroom for young children
Quality: satisfactory for a small class of preschool children

Education Building (Cont.)
GROUND FLOOR (Cont.)
ED 5: Small Classroom
Size: 14' x 11' = 160 sf
Use: as a classroom for young children
Quality: satisfactory for a small class of preschool children

FIRST FLOOR
There are stairs at the exits at both ends of this floor; access for handicapped persons is provided by a ramp from Room ED 101. An exit door from Room ED 103 is not active; the space is used for storage. Public toilets for adult men and women are located on this floor: no fixtures are sized for children.

ED 101: Preschool Room (formerly the Kitchen Room)
Size: 32' x 21' = 675 sf
Use: by the Two by Two Preschool program during the week; unsatisfactorily for adult women church school class on Sundays
Quality: excellent for Preschool, although no children's toilets are available.

FIRST FLOOR (Cont.)
ED 102: Kitchen
Size: 13' x 8' = 100 sf
Use: by the Two by Two Preschool during the week; to prepare food and coffee for a variety of activities
Quality: contains residential stove, microwave oven, base and wall cabinets, and refrigerator. The room is satisfactory for its limited function; equipment and furnishings could be relocated easily.

ED 103: Nursery
Size: 29' long x 19' at its widest, narrowing to 8' = 650 sf (does not include the area of the "phantom" hallway that connects exits and cannot be occupied)
Use: by the Two by Two Preschool during the week; by the Church School for preschoolers; and as the Nursery during the traditional worship service
Quality: an odd-shaped, open space with neither visual nor acoustical privacy. The lack of privacy precludes its use as a regular classroom unless walls were constructed. The room functions satisfactorily for young children.

Office Building
This two-story building, designed as a residence, now provides offices for the Church staff and a small meeting and conference room. It was constructed about 1900, and is on the Baltimore County Historic Structure list. See the Appendix for a drawing.

Office Building (Cont.)
FIRST FLOOR
1. *Kitchen/Toilet/Storage*
Size: 14' x 11' = 155 sf; 11' x 5' = 56 sf; contains a residential kitchen with sink, counter, base and wall cabinets, and a microwave oven; residential toilet; storage
Use: as office support, storage, copy machines
Quality: satisfactory

2. *Conference Room*
Size: 17' x 11' = 190 sf
Use: as a classroom for adult men's church school class; for meetings of up to 12 around a conference table; as a passageway from the rear entry through the Kitchen to the hall leading to the front door and the offices on the first and second floors; contains built-in book shelves
Quality: satisfactory, but too small for existing furniture; lack of privacy when people pass through

3. *Office*
Size: 15' x 14' = 200 sf
Use: as office space for two persons; waiting space for visitors to the Pastor; access to the Pastor's Office; contains computer network server
Quality: satisfactory but crowded

4. *Pastor's Office*
Size: 25' x 15' = 375 sf
Use: as office, counseling and dressing space for the Pastor, with access from the Conference Room and the outer office
Quality: satisfactory

SECOND FLOOR
Offices
Size: three "bedrooms"
Use: for Administrative/Financial Assistant, Program Coordinator, and Preschool Director
Quality: privacy for confidential data is required in some instances; two of the three rooms are used as office stations, the third is storage

Food Bank Building
This building—34' x 28' = 952 sf—is a one-story, flat-roofed, single-glazed, concrete block building constructed for use as a two-car garage for the former parsonage. New roofing was installed about 1998. There are no toilets in the building; the quality of the climate control system is marginal. The building

could be used to house outdoor equipment; the Food Bank could remain and expand if needed.

Food Bank Building (Cont.)

1. *Food Storage*

Size: two rooms, one approximately 220 sf, the other approximately 175 sf with an overhead door; total approximately 400 sf, with a variety of shelving units, freezers, refrigerators, and other equipment

Use: to store a variety of foodstuffs for distribution during the week

Quality: bleak but adequate for the current use. The space currently accommodates the Church's snow blower and other equipment which should be stored elsewhere.

2. *Interview/Classroom*

Size: approximately 400 sf, with two widths

Use: as a place to interview new clients and to execute paperwork, and where food is distributed to clients; and as a classroom seating 10 to 15 at folding tables

Quality: bleak but adequate.

FUNCTIONS TO BE SERVED

The Futures Committee has evaluated the existing functions that occupy space in the various buildings of the Church, discussed possible expansion of these functions, and considered other functions and activities. The Committee believes that the following functions will need to be accommodated for the foreseeable future.

Church School

Enrollment during the fall of 2003 is indicated in the following table, which also lists under the column "Potential" the number of persons included in the Church's Directory data base that could be enrolled:

YEAR/GRADE	POTENTIAL	ACTUAL
Toddler: 2-3 years	16	10
Kindergarten: 4-5 years	7	6
Grades 1 & 2	13	7
Grade 3	9	7
Grade 4	12	9
Grades 5 & 6	27	16
Grades 7 & 8	21	15
Grades 9 thru 12	18	8
TOTAL	123	78

This data indicates that the average number of attendees is 63% of the potential attendees in the Church. The average attendance of 78 represents 71% of the 110 attendees who have executed sign-up forms. Both numbers

indicate an opportunity to increase significantly church school attendance from people now attending the Church.

The combinations and room assignments change from year to year based on the actual number of attendees in a particular age group. An average classroom capacity of 15 would accommodate current preschool and elementary classes; the possibility of growth in youth activities suggests planning for a capacity of 20. Classroom needs are: two for preschool; six for elementary; one each for middle and senior high.

There are two adult classes, one for men varying from 6 to 10, and one for women averaging 10. Both classes could be significantly larger if the Choir did not rehearse at the time Church School classes are held. Both classes can function satisfactorily in any room with adult-size furniture. Other adult classes have been offered from time to time, usually coed and of limited duration. There are no classes offered for single persons beyond high school age; it is possible that some needs could be met by an extended Senior MYF.

According to State requirements, the "station" size—the amount of space allowed for each child--for preschool children is 35 square feet, for elementary children 30 square feet; for youth 25 square feet; and for adults 20 square feet.

Nursery
The Church needs to accommodate 8 to 10 small children during Sunday morning worship services, preferably in a space that is near the Sanctuary.

Youth Fellowship
During the spring of 2003, Junior MYF (FROGs) attendance was approximately 20. Although there was no active Senior High MYF in 2002, there were approximately 20 active MYFers. A new Senior High MYF began in the fall of 2003, with 25 indicating an interest and a regular attendance of 10. An active MYF requires space for large- and small-group recreation activities—basketball, volleyball, table tennis, table games; informal activities in a lounge space with comfortable furniture; space for instruction, and storage. Access to a place for worship also is needed, but no exclusive space is required. Each group is assumed to have 20 to 30 persons.

Currently the two groups meet every other week—the second and fourth Sundays. Two spaces are required to meet this need if the groups meet weekly; if they meet biweekly and stagger their meetings held at the Church, as they do now, one space would suffice, although it would not be an ideal solution.

Two by Two Preschool
Currently the Two by Two Preschool enrolls 40 students in a morning-only 2-3/4 hour session. The staff of seven conducts classes for eight 2-year-olds one day a week, for fourteen 3-year-olds three days a week, and eighteen 4- and 5-year-olds four days a week. Baltimore County code requires a minimum of 35 square feet per child, thereby limiting the enrollment based on the size of the space available. The Preschool's outreach to the community could be increased if enrollment were increased to accommodate an estimated forty students on the waiting list. Additional space would allow a general expansion of enrollment.

Three other actions would allow a limited expansion: accepting as many as twelve 5- and 6-year-olds that are not yet ready for public kindergarten and first grade; increasing the class size of 2-year-olds by 50% through the construction of a separate room; or by adding an afternoon session for 4-year-olds. For major expansion, particularly to the ground floor, it appears that the Baltimore County Fire Marshall would require a standpipe sprinkler system to provide fire safety for occupants and an Exit from the ground floor, requiring a new stairwell. A children's toilet should be provided if possible; now step stools allow the small children to use the adult-sized fixtures. The preference is that Two by Two Preschool space be used exclusively by the Preschool; if that is not possible and sharing is required, security of the various toys and equipment is of prime concern, preferably through the use of lockable storage cabinets on casters. An outdoor play area of sufficient size to accommodate one-half of the enrollment is required.

Choir
For a twenty-four person choir—the current pew capacity of the choir loft (folding chairs can be added), the space required is approximately 350 square feet, far more than the 210 square feet now available. The location of the Choir Room is ideal for the Choir to process in from the rear of the Sanctuary; however, continued use would limit the number of choir members and would preclude housing all of the music groups—junior and senior choirs and praise bands, and hand bells--in one location.

Food Bank
The Hereford Food Bank, working in concert with other area churches, is staffed by volunteers two days a week at hours when the Two by Two Preschool is not in session. It serves approximately 40 participants. Clients who need bills paid--BGE or rent--must go to the Church office during normal business hours, i.e. before noon, and return in the afternoon to acquire food. More persons could be served if there was additional space to handle and store supplies, especially if outdoor equipment now stored in the Food Bank building was relocated. Whether the need to serve additional clients will increase is problematical, since other food banks are nearby.

Gathering/Recreation Room
There are no Church facilities that can serve a large gathering of the congregation, such as potluck suppers, or for formal or informal recreation for youth and adults. The minimum need for the serving of food is seating for 200. Currently, the second floor of the Fire Hall is being used once a month for a "coffeehouse" and for potluck suppers; the Hereford High School gymnasium had been used for recreational activities that serve both youth and adults; and a community worship service was held monthly in the Hereford High School auditorium during the preceding year. Such space should be of sufficient size and height to accommodate a small basketball court, which would also be available for volley ball.

Food Preparation/Serving
The existing Kitchen is too small and lacks appropriate equipment to accommodate even potluck suppers. The Kitchen serves now for the preparation of coffee on Sunday mornings and as support for the Preschool; however, its use interrupts whatever activity is occurring in the adjoining classroom. A commercial kitchen is not envisioned, only a warming kitchen similar to the one on the second floor of the Fire Hall.

Library
A library of adult and children's reference books, novels, videos and compact disks is warranted, expanding on what is now available in the Meeting/Conference Room. Space would be required for reading and recordkeeping.

Tutoring
Volunteers available to tutor middle and high school students in various disciplines could use any classroom or conference room.

Chapel
There is no place for several church school classes to meet for a combined worship service, nor is there a place other than the Sanctuary for small groups such as the MYF to hold their own worship service. A separate room would have a very limited use; another space should be adapted to meet this need, possibly the gathering room.

SPACES REQUIRED

Based on the foregoing assessment of needs, the following spaces are required. A single room may serve more than one function, e.g. the space for the Nursery may be used for other functions. Currently, the Adult Women's class uses a Preschool Room; the Adult Men's class uses the Pastor's Conference Room; the adult evening classes use one or more classrooms. Many other groups meet in existing space: MOMs, and morning Bible studies.

Pastor's Office: 1 @ **250 sf**
Staff Office/Reception: 1 @ 250 sf with 2 stations = **320 sf**
Office Work Room and Storage: **200 sf**
Meeting/Conference room: capacity 20 @ 25 sf/station = **550 sf**
Staff Offices: 4 @ 110 sf = **440 sf**
Recreation: 1 small basketball court lined for basketball and volley ball—42' x 60' court with safety areas on all sides—a room of approximately 70' x 90' = **6,300 sf**
Gathering space: need for seating for a variety of activities—200 stations @ 18 sf/station = **3,600 sf**
Kitchen/ food storage: warming kitchen with upgraded residential facilities = **700 sf**
Recreation/Gathering Storage: folding tables and chairs and recreation equipment = **1,000 sf**
Two by Two Preschool Classrooms: for 50 students @ 35 sf/student in each of two sessions = **1,750 sf**
Preschool Storage = **200 sf**
Children's Toilets: with direct access to several classrooms = **60 sf**
Director of Preschool: 1 @ **100 sf**
Nursery for 10 children @ 40 sf/child = **400 sf**
Church School Classrooms:
Preschool: 2 with 15 stations @ 35 sf/station = 525 sf; total = **1,050 sf**
Elementary: 6 with15 stations @ 30 sf/station = 450 sf; total = **2,700 sf**
Youth: 2 with 20 stations @ 25 sf/station = 500 sf; total = **1,000 sf**
Adult: 2 with 15 stations @ 20 sf/station = 300; total = **600 sf**
Church School Classroom Storage: for supplies and equipment = **250 sf**
MYF Recreation, Lounge and Instruction = **1,000 sf**
Music Room: for a 24-person choir and other groups = **400 sf**
Library = **20 sf** added to an existing space, preferably the Meeting/Conference Room
Food Bank = **750 sf**
Tutoring Room = **120 sf**
Outdoor Equipment Storage: outdoor equipment now in sheds and Food Bank building, e.g. lawn mowers, snow blower, tables, miscellaneous tools, canopy = **1,000 sf**

ASSUMPTIONS

1. Two by Two Preschool—plan for limited expansion using existing space, possibly an afternoon session and lengthened sessions, by providing space that can be approved by the Fire Marshall.
2. Space used exclusively by the Two by Two Preschool can be used by the Church School for preschool—toddlers and kindergarten--classes and as a nursery during Sunday worship services.
3. The MYF—plan for one space that can be used exclusively by the two groups, where indoor games can remain in place and comfortable furniture can provide an informal setting. Church School classes can be conducted in this space for at least one youth group.
4. Adult classes do not need exclusive access to a space; they can share with other primary functions as long as the furniture is sized appropriately.
5. The rooms directly behind the Sanctuary should not be used for instruction but only to support activities that occur in the Sanctuary, such as the music program.
6. The Office Building should be razed, with its functions incorporated in new space. Temporary quarters may be required after razing and prior to completion of new construction.
7. The Food Bank Building and the sheds should be razed and replacement space constructed.
8. The appearance of the physical plant as an entity should be considered, with appropriate landscaping, seating areas, sidewalks, and lighting
9. The project architect should investigate the feasibility and cost of the following: (1) replacing the Education Building with a modern structure that would reduce the ongoing expenditure of funds required to keep the existing building in operation; (2) adding a third floor; and (3) constructing a sloped roof on the second floor.
10. The existing Choir Room is too small; a larger space is required to meet multiple functions.

REUSE OF EXISTING FACILITIES

1. Former parsonage behind the Sanctuary–First Floor
   P 101: create a corridor to provide circulation from the Sanctuary to the Exit and from Room P 101 to Room P 102. Incorporate the remainder of the space into the Music Room.
   P 102 and P 103: reconfigure this space to create a Music Room and a corridor for circulation to the front door and the second floor. Provide for a 24-person senior choir; plan to accommodate senior and junior praise bands and choirs and the hand bells. Provide storage for music, instruments and robes and space for a piano.
2. Education Building - First Floor: continue exclusive use for Two by Two Preschool during the week; use for children younger than first grade during Church School and as Nursery during Sanctuary worship services. Install sprinkler system if required by Baltimore County Fire Marshall; investigate installation of at least one children's toilet and lavatory and an office for the Director.
3. Education Building Ground Floor: remove all partitions except between ED 1 and ED 2 and construct a protected hallway connecting the stairwell with ED 1. This space would be used for senior and junior church school classes and MYF.

4. Existing choir room would be used for small group and committee meetings, an adult church school class, and tutoring, with the addition of a 5' long counter with base cabinets, sink, hot and cold water, and power.

NEW BUILDING REQUIREMENTS

Assuming the Recommendations for the Reuse of Existing Facilities are adopted, the following spaces would be required in new facilities, subject to the requirements and limitations of the Hereford Plan.

Fellowship Hall, Storage and Kitchen (6,300 sf, 1,000 sf, 700 sf):	**8,000 sf**
Classrooms (5 @ 450 sf; Storage @ 250 sf):	**2,500 sf**
Food Bank (3 @ 250 sf):	**750 sf**
Outdoor Equipment Storage:	**1,000 sf**
Office suite for Pastor, Reception/Staff, Individual Staff, Meeting/conference/library, Storage (250 sf, 320 sf, 440 sf, 550 sf, 200 sf):	**1,700 sf**
TOTAL:	**13,950 sf**

RENEWAL OF EXISTING FACILITIES

Of critical importance to the Church is the continuous renewal of existing facilities. One measure of that commitment is the annual expenditure of 1 to 3% of the replacement value of the physical plant for upgrading building systems, replacing roofs, etc. The following projects are required to assure the structural integrity, water tightness and comfort of Church facilities and an estimate of their cost.

1.	Bell Tower: repair masonry and repoint mortar joints	$1,500
2.	Sanctuary: repair ceiling and light bay, install molding, paint	2,400
3.	Office Building: repaint front porch	300
4.	Well: fill in hand-dug	200
5.	Former Parsonage: replace metal roof; repair porch floor and ceiling; replace gutters and downspouts; prepare wood columns, fascia, and railing, and prime and paint	15,000
6.	Site of Razed Building: provide topsoil; grade, seed, and mulch	400
7.	Parking Lot at Education Building: correct drainage problem; regrade entire area; install paving; improve access to ramp for physically handicapped persons	9,500
8.	York Road Entrance: repair/replace rotted wood; scrape, prep, paint and caulk 4 windows and door	1,000
9.	Education Building: repaint interior; enhance/upgrade heating and ventilating systems, including new automatic controls; enhance/upgrade electrical system and lighting; caulk vertical joint between brick and block at west wall	8,000
	TOTAL	**$38,300**

The following work will be needed within the next ten years:

10.	Education Building: install new pitched roof with floor and access to be used for storage OR replace 15-year old roof	12,000
11.	Education Building: replace existing 8 windows with double-paned energy-efficient windows; caulk	20,000
	TOTAL	**$32,000**

If the Church determines that the Preschool should expand to include the ground floor of the Education Building, then the following work would be required:

12.	Education Building: install automatic sprinkler system and a new exit from the ground floor	35,000
	TOTAL	**$35,000**

If the Church decides to retain the Education Building for the indefinite future, the following work should be considered:

13.	Education Building: install air conditioning	12,000
	TOTAL	**$12,000**
	TOTAL OF ALL PROJECTS	**$117,300**

ROOM DESCRIPTIONS

The following Room Descriptions provide general design criteria for each of the spaces required in a new building as guidance to the project designers; more detailed information will be required to complete the design.

FELLOWSHIP HALL ..... **6,300 sf**

FUNCTION: This room will have multiple uses, including: recreation; social gatherings, *e.g. potluck suppers; lectures; special worship services;* musical groups; etc. The size is based upon the cross court in a high school gymnasium of approximately 42' x 60'; with appropriate safety areas, the room is estimated to be 70' x 90'.

CHARACTERISTICS:

- The height shall be sufficient to play basketball and volleyball, but at the minimum required, not the optimum.
- Floor surface shall be satisfactory for use for recreational activities as well as for the serving of food: long-term maintainability is a high priority.
- Good acoustical properties are important; the highest quality is not required.
- Provide adequate but not optimal lighting for recreation and social gatherings, with multiple controls, including dimming capability, in several locations.
- Provide for a stage to accommodate musical groups of ten instruments, with power for amplification, minimal overhead lighting, and a sound system with sufficient speakers throughout the room for both music and the spoken word.
- Provide for the projection of images at one end, with a 10' x 12' electrically operated projection screen; identify a location for film and computer projectors connected to the sound system.
- Provide 110 v duplex electrical receptacles around the perimeter 12' oc in addition to the projector locations and the stage area.

- Provide convenient access to the outside and to public toilets.
- Provide a 4' x 8' white marker board and a 4' x 8' tackboard at each entrance.
- Provide two basketball goals hung from the ceiling, electrically operated.
- Provide lines on the floor for both basketball and volleyball courts.

FELLOWSHIP HALL STORAGE ..... **1,000 sf**
FUNCTION: To provide space to store forty 8-person folding tables, 300 folding chairs on carriers, and recreation equipment (rack of basketballs; volleyball net, balls and two standards).
CHARACTERISTICS:

- Provide configuration for the easy movement of carriers for tables and chairs.
- Provide metal shelving for sports equipment.
- Floor finish shall be hardened concrete; walls shall be painted.
- Provide adequate lighting.

WARMING KITCHEN ..... **700 sf**
FUNCTION: To serve the Fellowship Hall directly by providing space to manage and serve food in Fellowship Hall.
CHARACTERISTICS:

- Locate near but not adjacent to a primary entrance to allow persons bringing food to put them down quickly.
- Provide an overhead door with counter approximately 6'-0" long between the Kitchen and Fellowship Hall.
- Provide for at least the following equipment, to include power: upright freezer; refrigerator; dishwasher; double sink; ice machine; four-burner stove with oven; 12 lf of wall and base cabinets with counter.
- Provide doorway access from the Kitchen to Fellowship Hall, but not necessarily direct access.
- Floor shall be appropriate to a kitchen where maintainability and cleanliness are primary concerns. Wall finish shall be washable, and preferably a coating.

CLASSROOMS (5) ..... **450 sf**
FUNCTION: To provide space for Church School instruction.
CHARACTERISTICS:

- Provide 4' x 8' white marker board and 4' x 8' tackboard near entry doors.
- Entry doors shall have a large window.
- Provide a wall-mounted electric clock.
- Provide resilient flooring and painted walls.
- Provide fluorescent lighting with dimmer controls.

CLASSROOM STORAGE ..... **250 sf**
FUNCTION: To provide storage space for items directly related to Church School instruction, including materials and equipment.
CHARACTERISTICS:

- Provide a mixture of 12" and 18" deep adjustable shelving on three walls.
- Provide incandescent lighting.
- Provide resilient flooring and painted walls.

FOOD BANK ..... **750 sf**
FUNCTION: A suite of rooms that allow food storage to be separated from participant interviewing and food distribution.
CHARACTERISTICS:

- Provide one or two rooms approximately 500 sf for the storage of foodstuffs, with 12" deep x 6'-0" high adjustable shelving and wall space for equipment, e.g., horizontal freezer, refrigerator, and bins.
- Provide in one of the two rooms two 6'-0" tables and four folding chairs for use by volunteers in organizing newly acquired donations for storage and for preparing food packages for distribution.
- Provide one additional room of approximately 250 sf , equipped with two 6'-0" tables and eight chairs, where volunteers can assist participants in executing forms, making phone calls, and picking up food packages.
- Provide 110 volt duplex receptacles 6'-0" oc around the storage room(s), and two on each wall of the participant contact room.
- Provide telephone outlet in every room.
- Provide direct access to the exterior or near an exit; locate adjacent to or near the office area so that volunteers can be served by office staff and facilities.

OUTDOOR EQUIPMENT STORAGE ..... **1,000 sf**
FUNCTION: To provide storage for at least the following equipment items: snow blower; 6'-0" long charcoal grill; riding lawnmower; rakes; shovels; four folding tables; canopy tent; push mowers; etc.
CHARACTERISTICS:

- Provide direct access to the exterior through either double doors without a center post or an overhead door. A ramp may be required to reach grade in order to move equipment easily.
- Floor finish shall be hardened concrete; walls shall be painted block.
- Provide industrial type lighting and blower heating units.

PASTOR'S OFFICE ..... **250 sf**
FUNCTION: To provide a workstation for the pastor to perform administrative work and prepare sermons, meet with persons that may need counseling, and dress for formal worship activities.
CHARACTERISTICS:

- Provide two zones in the primary workspace: (1) a desk zone with a double-pedestal desk, chair, credenza with computer and printer, 45 linear feet of built-in

book storage, and two 3-drawer filing cabinets; and (2) a conference zone with a small table and 4 side chairs.

- Provide a closet for hanging robes and other vestments.
- Provide floor covering of anti-static carpet.
- Provide two 110 volt duplex receptacles and one telephone/data connection at the desk station and one 110 volt duplex receptacle on each wall.
- Locate with direct access to the Staff Office/Reception and to a secondary circulation corridor.

RECEPTION AND STAFF OFFICE ..... **320 sf**

FUNCTION: To provide workspace for two persons, a reception area for persons coming to the Church, and an area to wait to see the pastor.

CHARACTERISTICS:

- Provide four zones: (1) a desk zone containing two "L"-shaped secretarial desks each with computer, printer, chair, and side chair (230 sf); (2) a reception area (45 sf); (3) a waiting area with three chairs (45 sf); and (4) required circulation from the entry to the Pastor's Office.
- Provide two 110 volt duplex receptacles and one telephone and data connection at each desk station, and a 110 volt duplex receptacle not more than 10' oc on other walls of the room.
- Provide flooring of anti-static carpet.
- Provide one 4' x '4' tackboard on a wall for the posting of notices.
- Locate with direct access to a primary building entrance to facilitate access by visitors to the church.
- Locate with direct access to the Pastor's Office and to the Office Workroom and with direct control and supervision of the Meeting/Conference Room.
- Locate near Individual Staff Offices.

INDIVIDUAL STAFF OFFICES (4) ..... **110 sf**

FUNCTION: To provide a workspace for members of the Church staff.

CHARACTERISTICS:

- Provide a work space with pedestal desk and chair and one 4'-0" long table with two side chairs.
- Provide two 110 volt duplex receptacles and one telephone and data connection at the desk station, and a 110 volt duplex receptacle not more than 10' oc on other walls of the room, with no fewer than two on each wall.
- Provide resilient flooring and painted walls.
- Provide a 4' x 4' marker board and a 4' x 4' tackboard.
- Locate in the office suite area.

OFFICE WORKROOM AND STORAGE ..... **200 sf**
FUNCTION: To provide space to service office staff.
CHARACTERISTICS:

- Provide a built-in counter 8'-0" long with lockable base and wall cabinets and sink, and 110 volt duplex receptacles 24" oc above the counter.
- Provide power for three items of office equipment, including a large multi-function photocopier, and at least two duplex receptacles on each wall.
- Provide wall space for three 4-drawer file cabinets.
- Provide one 4' x 4' tackboard.
- Provide resilient flooring.
- Provide one telephone/data connection.
- Locate adjacent to and with access only from the Reception and Staff Office.

MEETING AND CONFERENCE ROOM ..... **550 sf**
FUNCTION: To provide for meetings and conferences of up to twenty persons that can accommodate an adult Church School class and for the shelving of library materials.
CHARACTERISTICS:

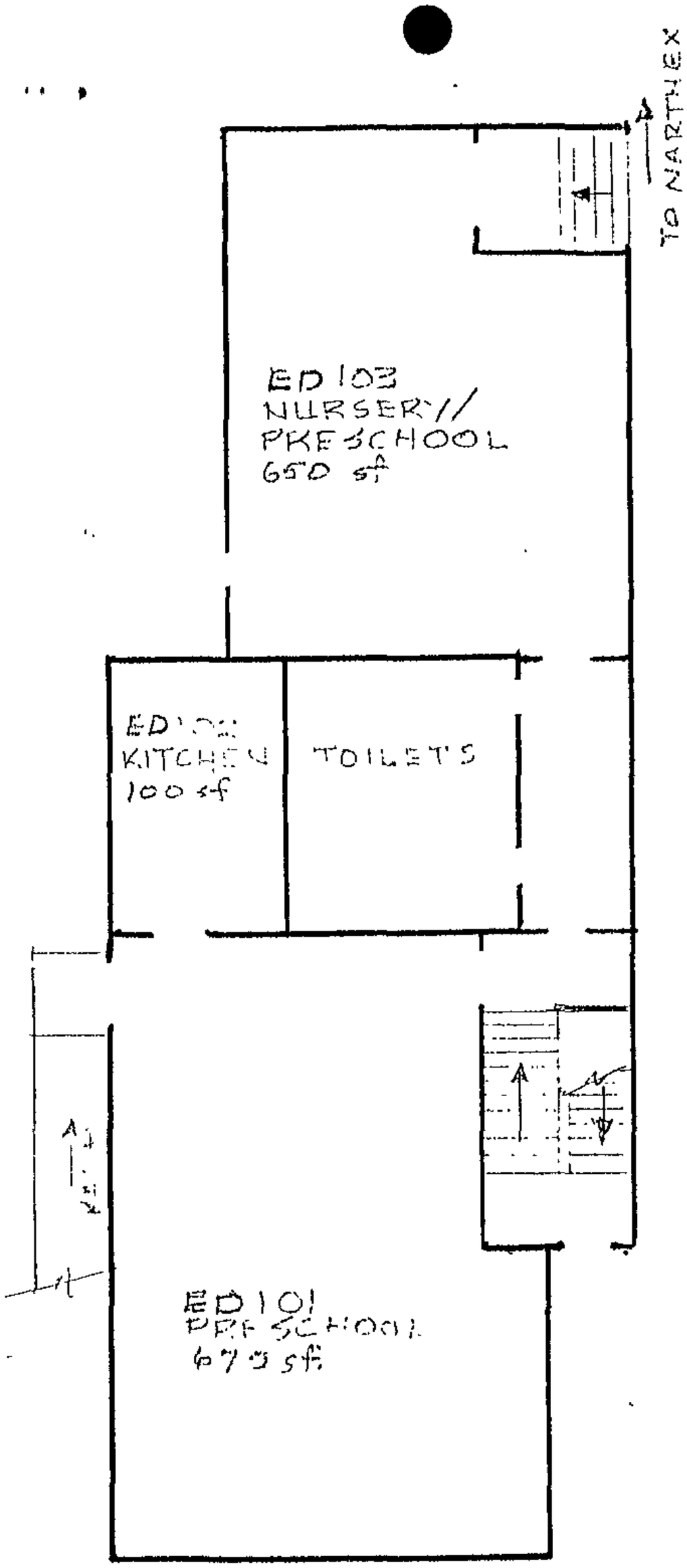
- Provide a conference table, preferably trapezoidal, and twenty chairs on casters.
- Provide one 4' x 8' white marker board and one 4' x 8' tackboard.
- Provide a ceiling-mounted manual projection screen at one end of the room and power at an appropriate location for a projector.
- Provide for a wall-mounted 30" television set with a VCR/DVD player.
- Provide three 110 volt duplex receptacles on the long walls and two on the short walls.
- Provide for a 4' long table on one wall for a computer and printer to be used to keep library records, with two 110 volt duplex receptacles, a telephone connection, and a connection to the projector.
- Provide a "kitchenette" space approximately 4' long, with sink, water, power for preparation of coffee and tea and for a small microwave, and wall and base cabinets for storage. Provide a folding or sliding door to hide the unit.
- Provide flooring of anti-static carpet and a suspended acoustical ceiling.
- Provide 75 linear feet of built-in adjustable shelving for a library collection of books, videos, CDs and other media.
- Provide dimmable lighting controls.

MUSIC ROOM ..... **400 sf**
FUNCTION: To provide practice and storage space for senior and junior choirs and praise bands and hand bells
CHARACTERISTICS:

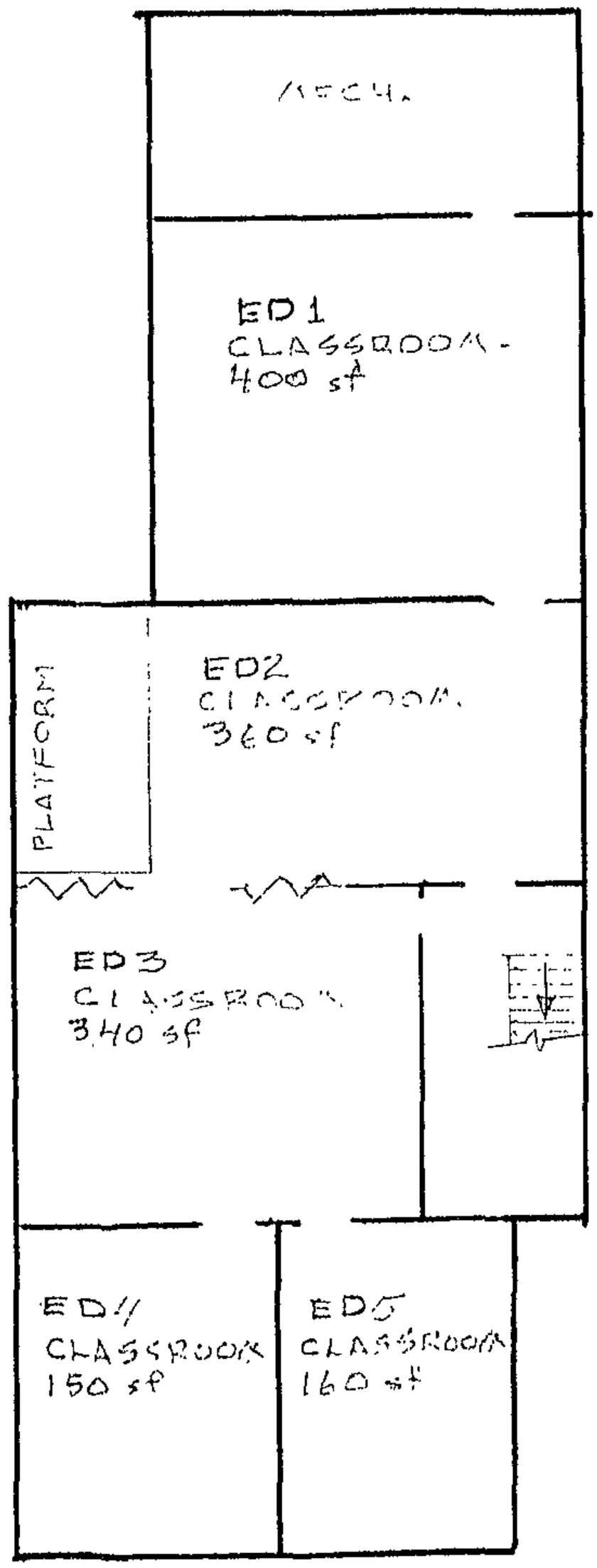
- Provide space and power for a piano
- Provide separate storage areas for hanging choir robes, hand bells, and sheet music in file cabinets

DESIGN GUIDANCE

1. This project includes the design and construction of renovations and/or additions to existing space and new space that will meet the requirements of Hereford United Methodist Church as set forth in this Space Needs Assessment. The completed project shall result in a single interconnected facility rather than several unconnected pieces.
2. The design of this project shall be bound by the constraints of the Hereford Community Plan as adopted by the Baltimore County Council on May 6, 1991.
3. The materials for this project shall be appropriate for the Hereford area and shall impart a feeling of permanence that reflects the continuing service by the Church to the community. They shall be selected for appearance, durability, acoustical requirements, maintainability and conservation of energy.
4. It is unknown at this time if the Baltimore County Planning Board will allow the demolition of the Office Building. Further investigation will be required.
5. A storm water retention pond exists in the community: the architect shall confirm that it can be used for this project.
6. Provide male and female public toilet facilities in a location near the main entrance and Fellowship Hall. Include in each two stall showers accessible by persons with physical handicaps. Provide ceramic tile walls and floor.
7. A site plan shall be prepared for the entire plot owned by the Church that includes the following:
   - A play area with equipment for the Two by Two Preschool, which shall be in close proximity to the Education Building. Retention at its current location is not mandatory;
   - Spaces and places, either created by structures, landscape materials, or a combination, similar in nature to the space east of the Sanctuary, which now serves as a hub for outdoor events following services in the Sanctuary. These spaces shall encourage sitting, conversing, picnicking, and/or meditating;
   - Sidewalk locations and materials, lighting, and plant materials indigenous to the area.

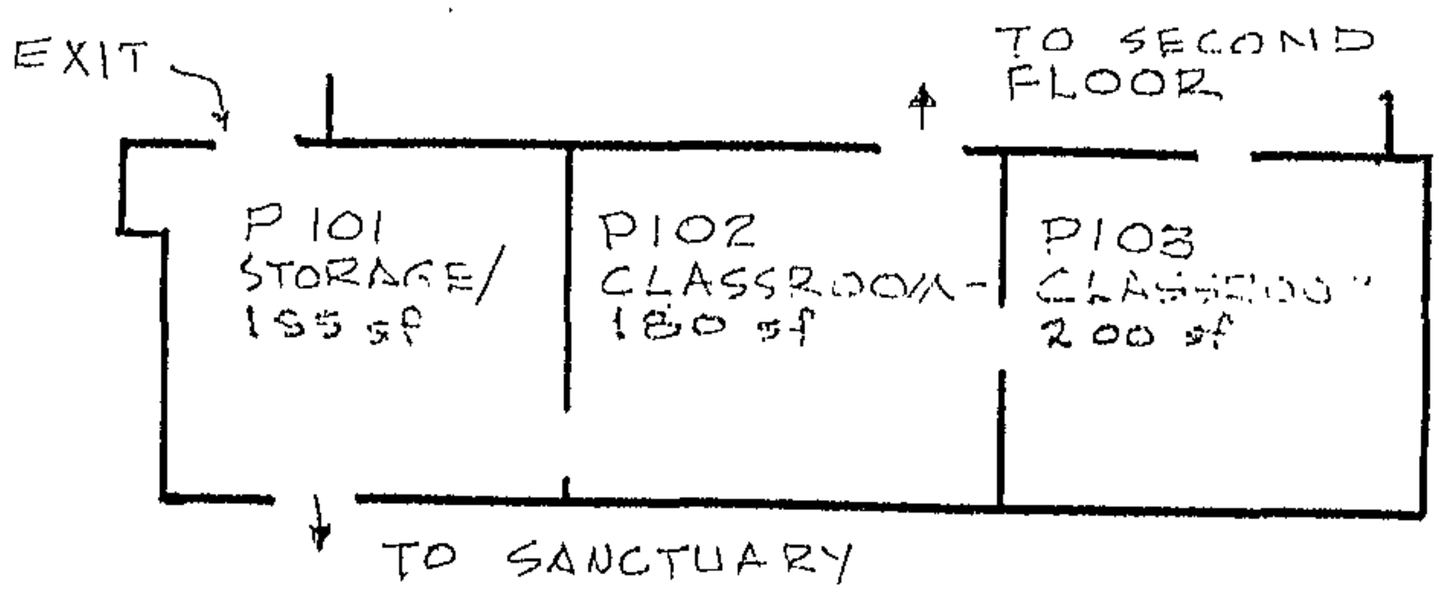


FIRST FLOOR

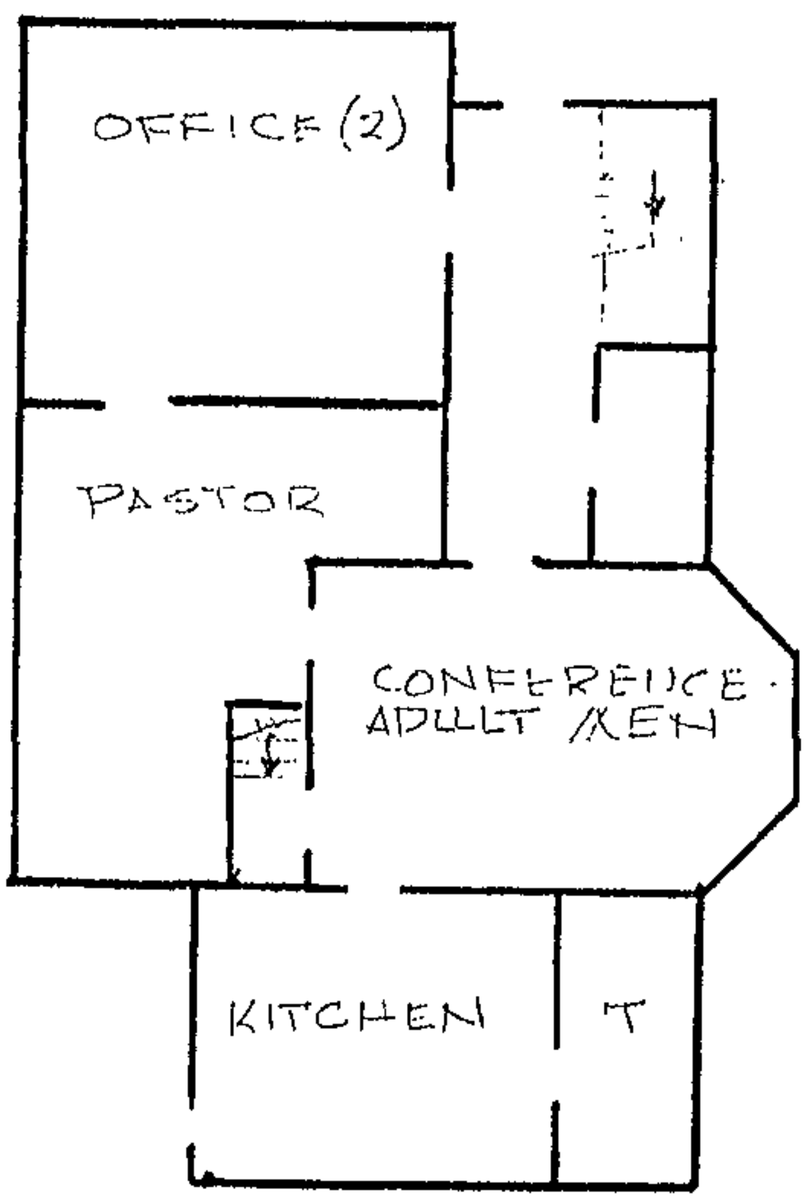


GROUND FLOOR

EDUCATION BUILDING



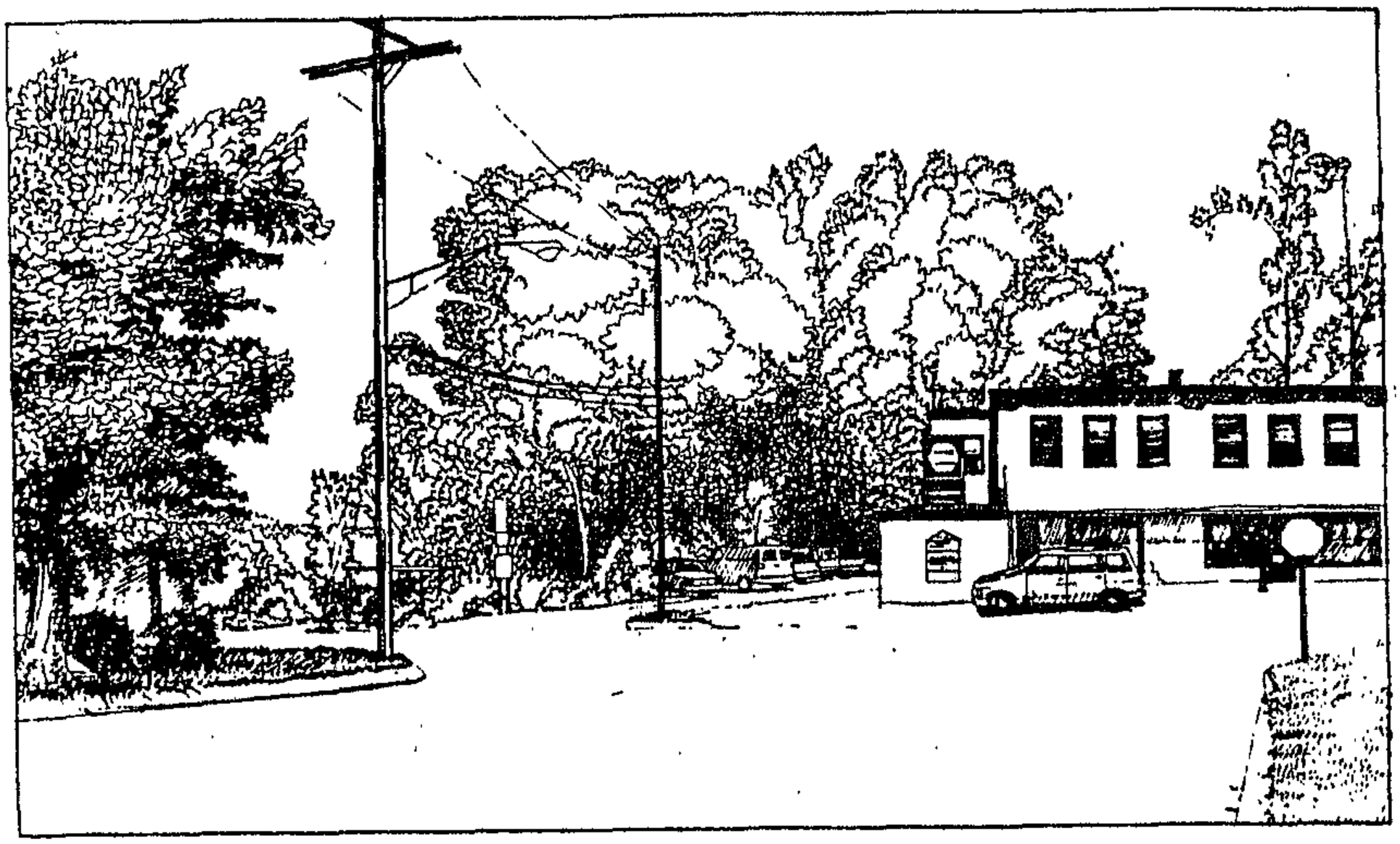
BEHIND SANCTUARY



SECOND FLOOR:
3 ROOMS AS OFFICES
FOR 2 STAFF AND
PRESCHOOL DIRECTOR

OFFICE BUILDING

11/6/03



• Baltimore County • Focus on Community •

PROTESTANT'S

EXHIBIT NO. 2

HEREFORD COMMUNITY PLAN

As Adopted By The Baltimore County Council on May 6, 1991

COUNTY COUNCIL OF BALTIMORE COUNTY

BERCHIE L. MANLEY
First District

MELVIN G. MINTZ
Second District

CHARLES A. RUPPERSBERGER, III
Third District

DOUGLAS B. RILEY
Fourth District

VINCE GARDINA
Fifth District

WILLIAM A. HOWARD, IV
Sixth District

DONALD C. MASON
Seventh District

BALTIMORE COUNTY PLANNING BOARD

HAROLD GIBBS REID
Chairman

ELIZABETH L. HEALEY
Vice Chairman

WILLIAM J. BAUMAN
I. WILLIAM CHASE
ALFRED E. CLASING, JR.
DR. NANCY L. CONNOR
CHARLES H. CULBERTSON
PHILIP EDWARDS
DOROTHY FOOS
MICHAEL D. JOHNSON
STEPHEN W. LAFFERTY
JOSEPH M. LESHKO
CHESTER J. MADIGAN
MELVIN L. PATTERSON
PHILLIP W. WORRALL

COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1991, LEGISLATIVE DAY NO. 9

RESOLUTION NO. 24-91

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, MAY 6, 1991

A Resolution to adopt the Hereford Community Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan calls for the adoption of a community-based Plan for Hereford to provide for growth in a manner which protects and enhances the unique character of the town and is also environmentally responsible; and

WHEREAS, by Resolution adopted March 15, 1990, the Baltimore County Planning Board adopted the Hereford Community Plan dated November 16, 1989 and amended March 5, 1990, to constitute a part of and an amendment to the Master Plan; and

WHEREAS, the County Council held a public hearing on the recommended Hereford Community Plan on June 26, 1990.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Hereford Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 1989-2000 to be a guide for the development of Hereford, subject to such further modifications as deemed advisable by the County Council.

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

RESOLUTION
Adopting and Recommending
the
HEREFORD COMMUNITY PLAN

Dennis F. Rasmussen
County Executive

WHEREAS the Baltimore County 1989-2000 Master Plan calls for the adoption of a community-based Plan for Hereford to "provide for growth in a manner which protects and enhances the unique character of [the] town and is also environmentally responsible"; and

WHEREAS the Hereford Plan Committee, consisting of residents, business owners, and community groups, has been working with extraordinary diligence since 1987, with assistance from County staff, to prepare a Plan for the Hereford area, which is a logical unit for planning within Baltimore County; and

WHEREAS the draft Hereford Community Plan, as submitted on November 16, 1989, addresses the goals in the Master Plan and was the subject of a public hearing by the Planning Board on January 4, 1990; and

WHEREAS the draft Hereford Community Plan has been amended in response to the comments from the public hearing;

NOW, THEREFORE, BE IT RESOLVED, pursuant to Section 22-12 of the Baltimore County Code, 1978, that the Baltimore County Planning Board hereby adopts the Hereford Community Plan, November 16, 1989, as amended March 15, 1990, to constitute a part of and an amendment to the Baltimore County 1989-2000 Master Plan; and

BE IT FURTHER RESOLVED that the Hereford Community Plan shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

DULY ADOPTED by vote of the
Planning Board this 15th day
of March, 1990

Dave Fields

P. David Fields
Secretary to the Planning Board

HEREFORD COMMUNITY PLAN
BALTIMORE COUNTY, MARYLAND
March 20, 1990

COUNTY EXECUTIVE

Dennis F. Rasmussen

PLANNING BOARD

Harold G. Reid, Chairman
H. John Barnhart, Vice President
I. William Chase
Charles H. Culbertson
Barbara Jean DeGuilmi
Dorothy Foos, Hereford Plan Subcommittee
R. Scott Graham
John M. Kerney
Stephen W. Lafferty
Joseph M. Leshko
Judson H. Lipowitz, Hereford Plan Subcommittee
Chester J. Madigan
Richard Proctor
Phillip W. Worrall, Hereford Plan Subcommittee

TABLE OF CONTENTS

HEREFORD PLAN

I. Introduction 1

II. Land Use Analysis 5

III. Environmental Constraints 21

IV. Roads & Traffic 27

V. Site Design & Architecture 35

VI. Protection of Locally Important Buildings 43

VII. Planting Design & Landscape Views 47

VIII. Signage & Lighting 51

IX. Development Policies & Implementation 55

X. Appendices 61

(A) Hereford Planning Committee 63

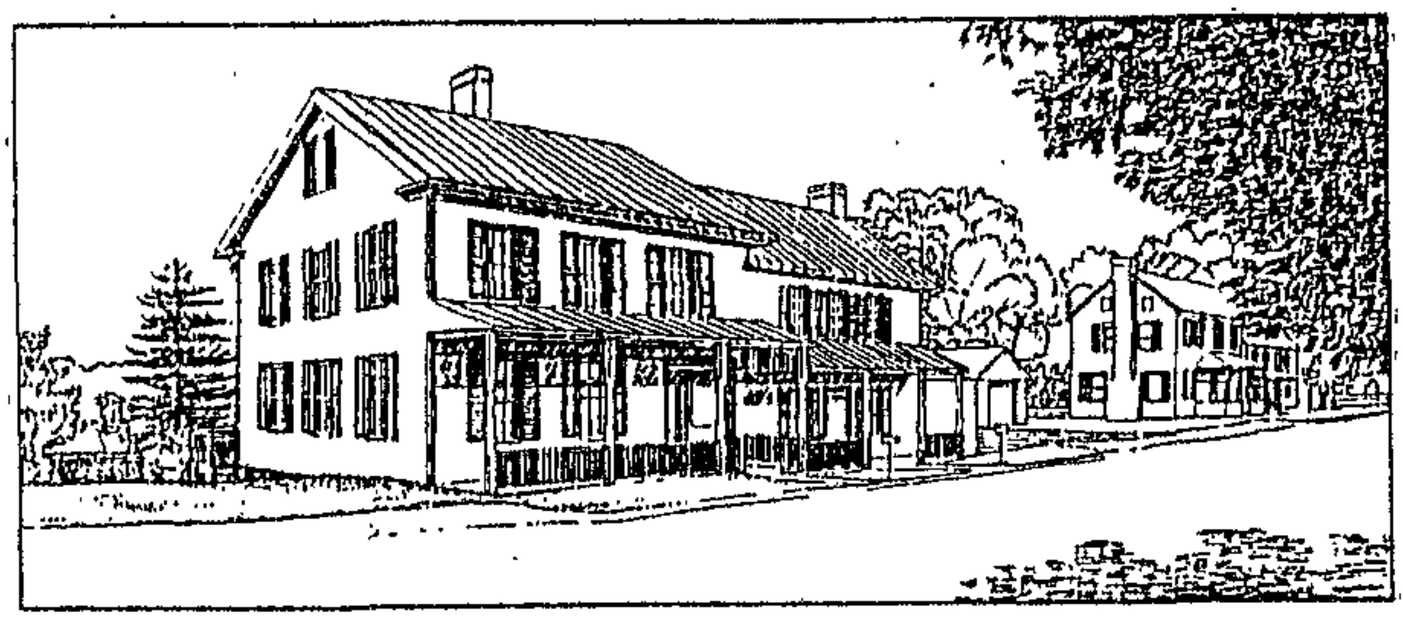
(B) Suggested Guidelines for Architectural Restoration . 65

(C) Design Guildelines for Lighting & Signage 67

(D) Inappropriate Land Uses 73

(E) Acceptable Land Uses 75

(F) Literature Cited 77



I INTRODUCTION

INTRODUCTION

In 1987, as a result of concerns expressed by residents, business owners and community groups in the Northern Baltimore County area, Third Councilmanic District Councilman, C.A. "Dutch" Ruppersberger, III, requested an analysis of the commercial village of Hereford. The Office of Planning and Zoning produced a report in September of 1987, entitled, "Hereford a Preliminary Analysis."

The major conclusions of the report called for the following actions: 1) a need for a community plan which would identify the function, form, size and character of Hereford as a rural town center; 2) a set of design standards; 3) new or revised legal controls to guide future growth; and 4) no zoning changes until a community plan is developed.

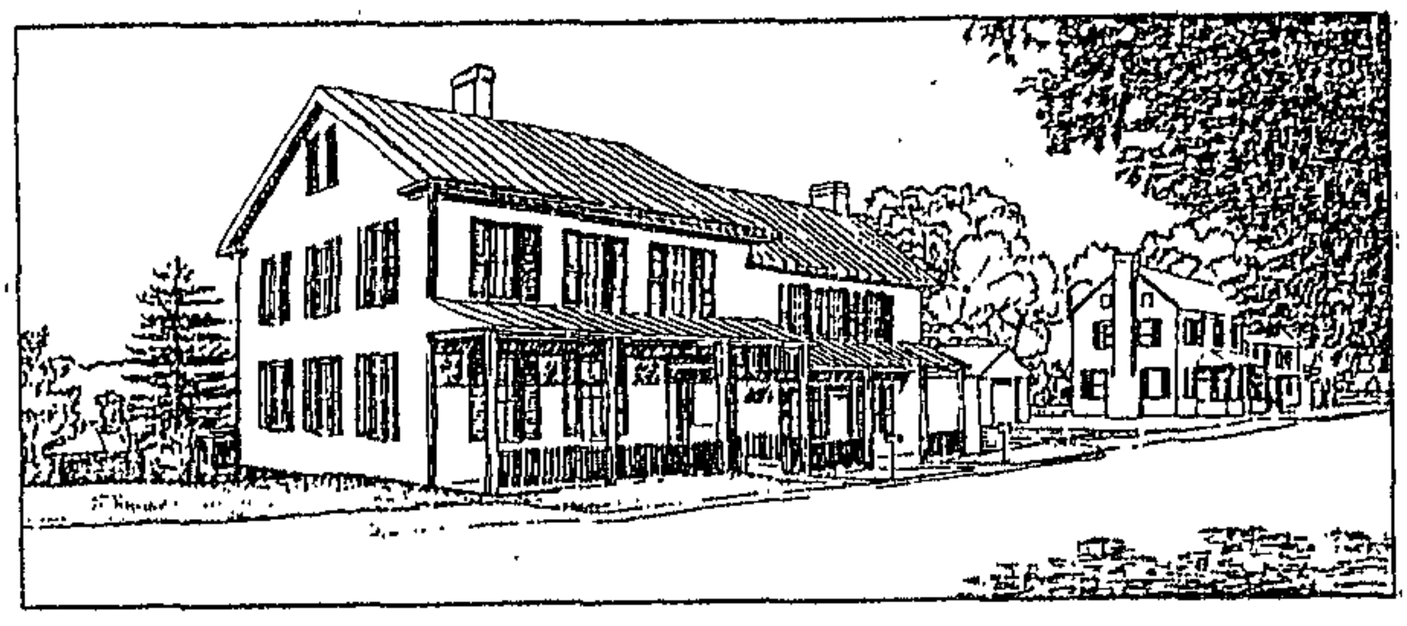
This Plan completes the actions called for in that report. In the zoning of 1988, the Councilman appointed a citizen group to develop a plan. The group included representatives of the farming community, volunteer fire company, local business association, and surrounding community associations. Later in the year additional representatives were added to represent Hereford-at-large and the Hereford Community Association.

Committee members have met two to three times a month from May 1988 to May 1989 to develop recommendations for a plan. The Committee created three sub-committees (Roads and Traffic, Long Range and Architectural/Design Landscape) to work on specific areas of concern. The Committee held two town meetings, one on August 23, 1988 and the second on May 23, 1989 to present their ideas to the public for review and comment. The Hereford Community Association also held several meetings to provide recommendations to the Hereford Plan Committee.

This plan represents the product of the Committee's dedication and persistent efforts. The Committee struggled over the often conflicting concerns of providing for reasonable growth and economic development and maintaining the rural qualities of the town and surrounding areas. Below is a list of the goals the Committee used to develop this plan.

HEREFORD PLAN GOALS

1. To develop a plan that delineates limits of growth and serves the basic needs of the community and tourists.
2. To maintain integrity of the rural area.
3. To create a business center for rural residential and agricultural communities.
4. To geographically concentrate the business community, thus minimizing spot zoning in other parts of the study area and in other areas of the northern County.
5. To address traffic problems which exist in Hereford.
6. To preserve the historical significance of Hereford.



II LAND USE ANALYSIS

LAND USE ANALYSIS

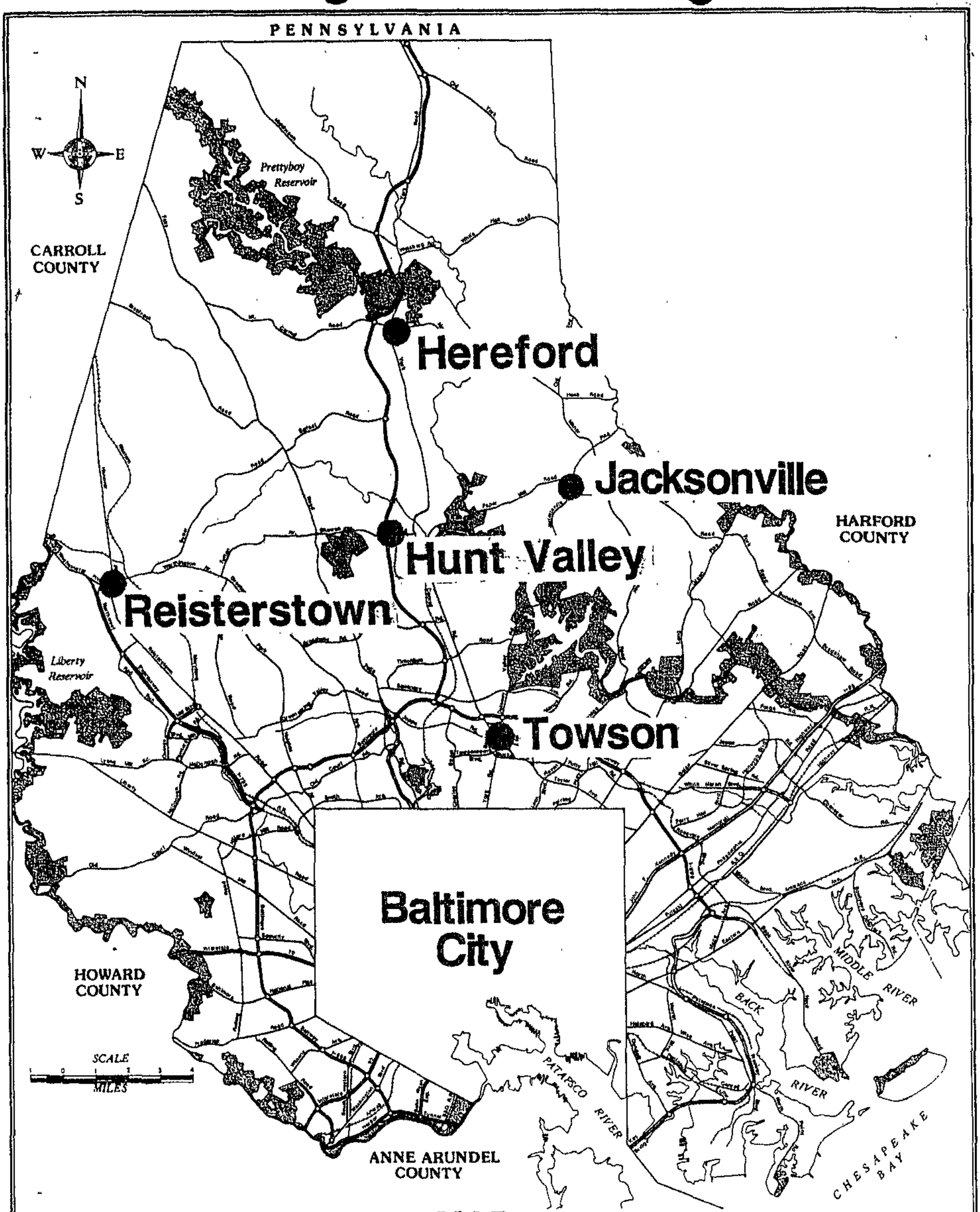
Hereford is the rural town center for the central part of Northern Baltimore County (Map 1). This distinction is due to both its historic role in the development of Baltimore County (see Section VI) and its strategic location at a major crossroads with a full interchange to I-83.

The 1989-2000 County Master Plan reinforces the role of Hereford as a Rural Town Center and calls for "growth in a manner which protects and enhances the unique character of each town and is also environmentally responsible." This role was implicit in the Hereford Plan goals listed in the previous chapter.

The land use goal for Hereford is to provide for limited appropriate commercial growth in a centralized area that does not exceed environmental constraints. Commercial services are to be limited to serving the needs of Hereford residents, the agricultural community, as well as tourists.

The following land use analysis was conducted to ascertain the amount of commercial land currently available and to determine the need for, and if appropriate, location of, additional commercial zoning. The analysis was based on 1988 and early 1989 information. The method used was to determine the amount of existing commercial and office zoning in Hereford and the amount of commercial zoning not utilized. The next step was to determine projections for commercial demand and to compare this with what is available. The final step of the analysis was to make recommendations for future zoning changes.

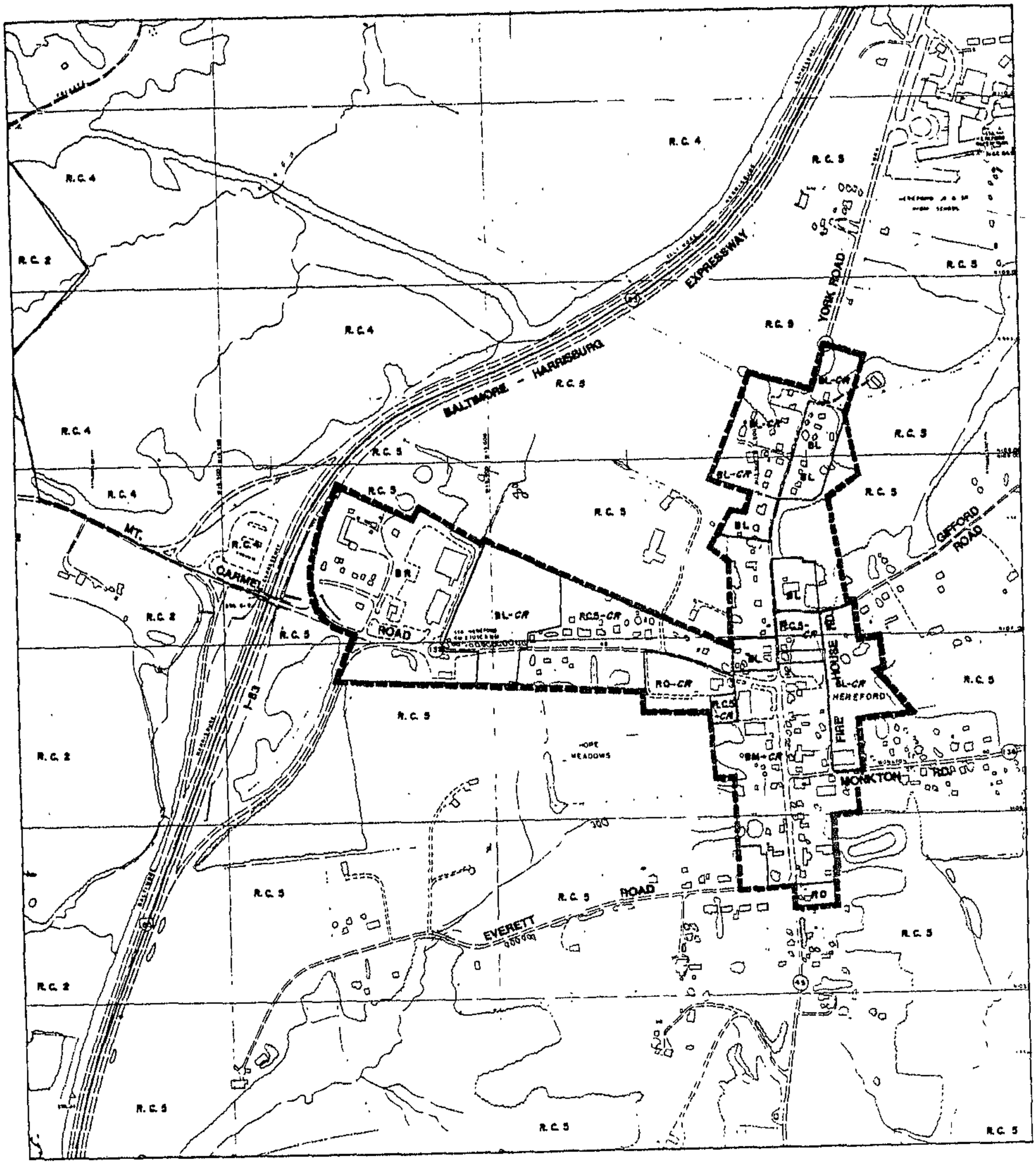
The Commercial Rural District (C.R. District) was adopted by County Council on July 5, 1988. The C.R. District provides regulations which serve to: provide for development that can be sustained by the environment; improve the aesthetics of rural commercial development and protect historic features.



MAP 1

HEREFORD LOCATION MAP

BALTIMORE COUNTY, MARYLAND



LEGEND

Hereford Committee C.R. District Boundary Recommendation (September 1968)

COMMERCIAL RURAL DISTRICT BOUNDARY

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 2

For the purposes of this study a reasonable commercial district boundary was determined for Hereford. This boundary was based on existing land use, access of properties, land constraints and the existing zoning. This boundary is indicated on Map 2.

The zoning for that area as indicated on the 1988 Comprehensive Zoning Map is shown in Table 1. There is 48.5 acres of zoning within the commercial rural district overlay. This includes 10.7 acres of rural-residential, 2.8 acres of residential office, 19.6 acres of business local, 15.4 acres of business-major. Commercial areas which are not covered by the commercial district overlay include 4.4 acres of rural-residential, 0.6 acres of residential-office, 6.5 acres of business-local and 16.9 acres of business-roadside.

TABLE 1. HEREFORD RURAL TOWN CENTER
ZONING SUMMARY
(1988 Baltimore County Comprehensive Zoning Map, 1" = 200' scale)

ZONING	ACRES
C.R. District	
Rural-Residential (RC 5-CR)	10.7
Residential-Office (RO-CR)	2.8
Business Local (BL-CR)	19.6
Business Major (BM-CR)	15.4
Non District	
Rural-Residential RC 5	4.4
Residential-Office RO	0.6
Business Local BL	6.5
Business Roadside BR	16.9
TOTAL	76.9

A land use inventory was conducted in 1988. The results indicated that there was 41 acres of commercial use, 6 acres of institutional use, 22 acres of residential use and 8 acres of vacant land (Table 2).

This survey indicated that in addition to the four acres of rural residential there is 26 acres of commercially zoned land not in commercial use. This includes the properties which were zoned commercial and rural-residential commercial rural in 1988.

TABLE 2. HEREFORD RURAL TOWN CENTER LAND USE

TYPE	ACRES
Commercial	41
Institutional	6
Residential	22
Vacant	8

An assessment of commercial square footage was determined using the 1988 survey information and 1989 building permit information (Table 3). The results indicated that there was approximately 120,875 gross square feet in the commercial core which can be broken down into three categories. The first category is local retail and is estimated to be 38,585 gross square feet. The second, category is local services and medical services which is estimated to be 23,360 gross square feet. The third category is mixed-multi-tenant retail which is estimated to be 58,930 gross square feet.

TABLE 3. ESTIMATED COMMERCIAL SQUARE FOOTAGE IN HEREFORD, 1988

TYPE	ESTIMATED* GROSS SQUARE FOOTAGE
Local Retail (hardware, gasoline, auto supply, food, etc.)	38,585
Local Services & Medical Services	23,360
Mixed Retail & Office Use and Regional Services	58,930
TOTAL	120,875

* Based on 1987 Baltimore County Aerial Photographs (1" = 200')

It is difficult to determine the appropriate amount of commercial and commercially zoned land that will meet existing and future demand and allow for appropriate growth. For the purposes of this plan, it was decided to determine what the range of projected demand for commercially zoned land is for Hereford .

The two projections used to estimate potential demand were the Legg Mason Realty Group and the Regional Planning Council's (RPC) Round III-A projections. The Legg Mason Realty Group was commissioned by the County to prepare economic forecasts for Baltimore County's 1989 Master Plan. Their forecast represents an aggressive future growth based upon past growth patterns. The RPC's figures are based upon a conservative forecast that is tempered by regional patterns and jurisdictional allocations. This accounts for the large discrepancy between the two projections.

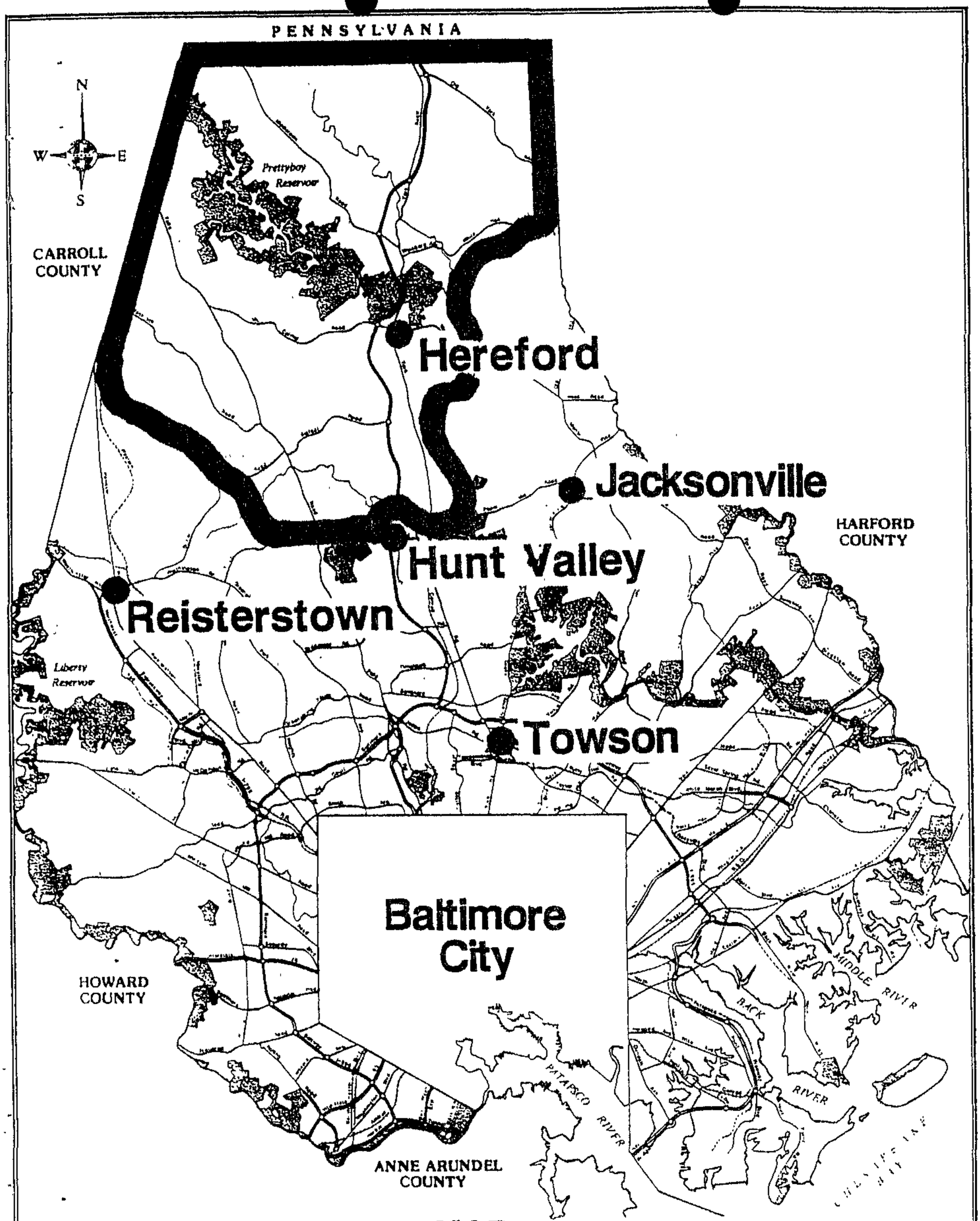
The market area for Hereford begins to the north of Hunt Valley, it is bordered on the west by Carroll County and on the north by Pennsylvania. The eastern boundary is the Northeast Market Area (Map 3). This is an area of approximately 150 square miles.

The Legg Mason Study projects an increase of 3407 new people and 1608 new units in this market area by 1995. The Regional Planning Council Round III-A projects 627 new people and 777 new units (Table 4).

TABLE 4. POPULATION AND HOUSEHOLD PROJECTIONS

		1995	
North Market Area	1989	III-A	LMRG*
Population	20,940	21,567	24,347
Households	7,613	8,390	9,221

* Legg Mason Realty Group



MAP 3

NORTHERN MARKET AREA

TABLE 5. RETAIL AND OFFICE PROJECTIONS		
	1995	
North Market Area	III-A*	LMRG**
	Square Feet	
Office	17,100	93,617
Retail	11,800	63,784
TOTAL	28,900	157,234

* These were extrapolated based on the Regional Planning Council Round III-A Projections.

** Legg Mason Realty Group

Using a projection that assumes the number of people employed in services is proportional to population increase, a projection was derived for additional commercial and office. Given the planning objectives (proposed 1989 Master Plan) of concentrating future commercial and office use for this market area in Hereford, we can adjust typical demand allocations for urban central business districts (50% in central business, 30% in satellite and 20% in other locations, Goodman, 1968) to 70% in rural town centers, 20% in rural villages and 10% in satellite locations.

The two projections indicate for the Northern Market Area a projected range of demand by 1995 for commercial and office between 28,900 gross square feet and 157,234 gross square feet (Table 5). With the assumption stated above that 70% will locate in Hereford, we can project a demand of between 20,230 gross square feet and 110,064 gross square feet depending on the extent of population growth in the area.

The amount of commercially zoned land presently available has the potential to yield 116,741 gross square feet (Table 6). Existing commercial buildings on small lots in Hereford have an average floor area ratio (F.A.R.) of 0.06. The C.R. District zoning regulations permit a 0.2 F.A.R. There are 18 acres of existing commercially zoned land that are in residential use on small lots. If this entire acreage were to be converted to commercial it would yield 47,045 gross square feet at a F.A.R. of 0.06 and 156,816 gross square feet at a F.A.R. of 0.20. Larger projections based on F.A.R. of 2.0, 3.0 or 4.0 are not realistic due to physical site constraints of the small lot size and requirements for onsite wells and sewage disposal.

It is easier to project the potential buildout of the 8 acres of vacant land. This acreage is in two larger parcels. Using the F.A.R. of 0.20 which is the C.R. District limitation, these locations could provide for an additional 69,696 gross square feet of commercial and office in Hereford.

TABLE 6. ESTIMATED POTENTIAL COMMERCIAL GROSS SQUARE FEET

TYPE	ACRES	FAR	
GROSS SQUARE FOOTAGE			
Small Residential Lots	18	0.06	47,045
Vacant Lots	8	0.2	69,696
TOTAL			116,740

Although the above projections indicate there is presently sufficient zoning to meet the projected demand, they do not give an indication as to the type of development that may be needed to satisfy the projected demands. As has been discussed, Hereford's commercial services can be classified into local retail, local service and medical, and mixed retail and regional services. The local retail and to certain extent local service building size is between 1,000 and 5,000 gross square feet. The mixed retail and office-regional buildings are between 10,000 and 20,000 square feet.

In summary, review of the commercial core indicates that there are numerous additional opportunities for conversion of small residential properties to small commercial uses. The opportunity for the larger multi-tenant development is restricted to two sites of which only the property located near I-83 has good access. Thus, there may be the long term need to provide for additional commercial zoning.

The area most suitable for future commercial development is north of Mt. Carmel Road and bounded by I-83 on the west, the existing commercial zoning on the east and the limits of the existing C.R. District to the north. The area is shown on Map 4. This area was selected in order to concentrate present and future growth of commercial.

The commercial zoning was increased in the 1988 Comprehensive Zoning Process and this Plan calls for some expansion in 1992 with the addition of remaining residential within the proposed C.R. District. What is listed as future commercial is intended to be that area where growth should ultimately be directed. In addition to not rezoning this area in the near future, the rezoning should be phased so as to provide for limited controlled growth.

The objective with respect to future commercial growth is to try to maintain the compact nature of Hereford. To achieve this it is recommended that there be no commercial expansion to the north or south along York Road. The western boundary of commercial should continue to be the I-83 interchange. Expansion of commercial to the east should be in concert with the potential Mt. Carmel Road expansion.

There is currently a wide range of private services available in Hereford (Table 7). The range of public and institutional services is less broad (Table 8) but an important addition was the Hereford Branch of the Baltimore County Public Library System in 1988.

TABLE 7.

HEREFORD RURAL CENTER

LIST OF PRIVATE SERVICES

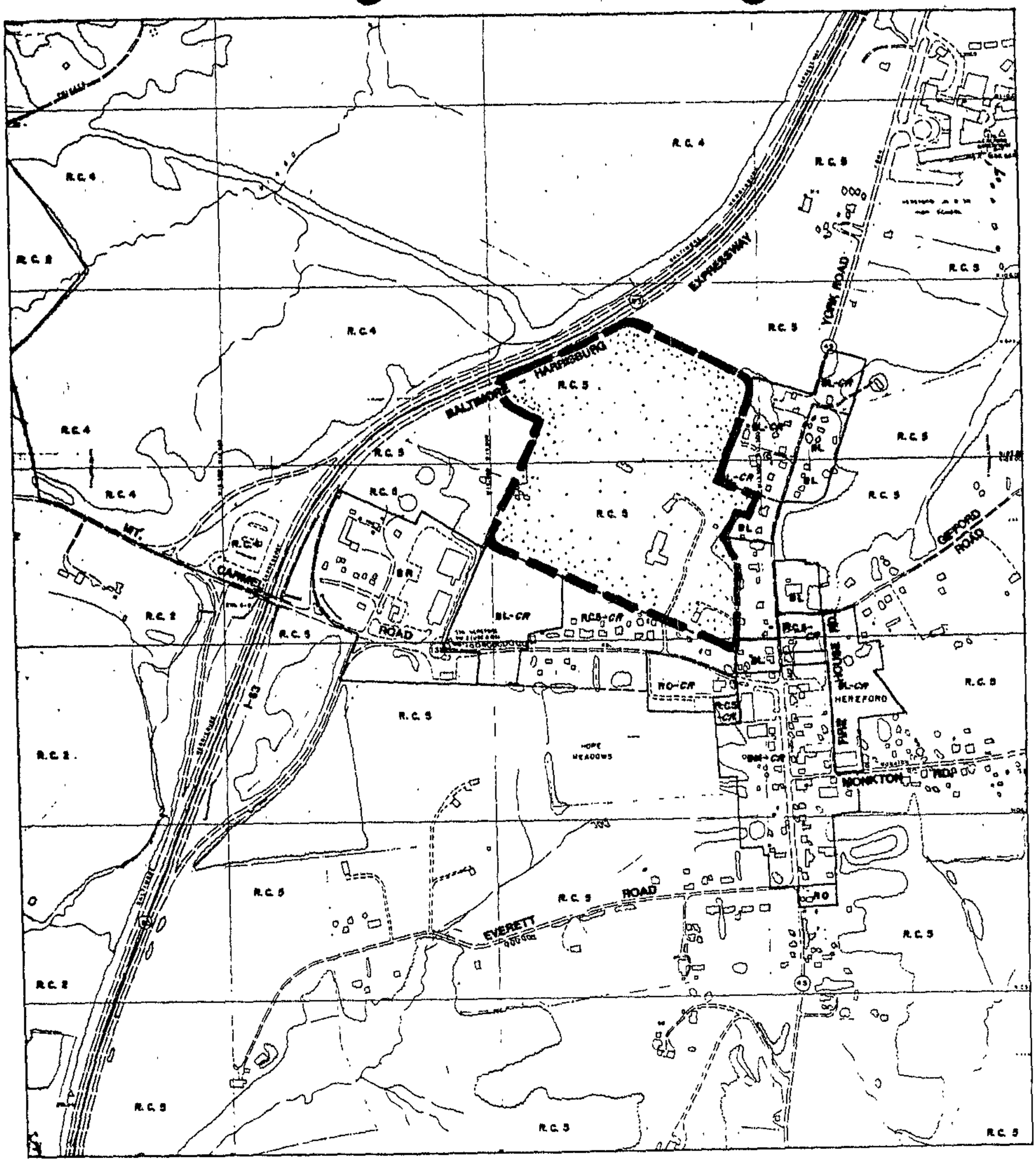
MEDICAL	BANKS
Dental	CONVENIENCE STORE
Optical	SUPERMARKET
Pharmacy	DRY CLEANER
Chiropractor	VIDEO RENTAL & SALES
Physical Therapist	RESTAURANT
Pyschologist	Breakfast & Lunch
Internal Medicine	CARRYOUT
Orthodontic	CRAFT/CLOTHES
LAW OFFICE	Antiques
VETERINARY	Floral Design
LIQUOR	Stained Glass
AUTO REPAIR	Consignment
FEED STORE	AUTO PARTS
HARDWARE	SERVICE STATION
INSURANCE	ACCOUNTANT
BARBER SHOP	CONSTRUCTION OFFICE
REALTOR	MANUFACTORS REPRESENTATIVE
COMPUTER-OFFICE SUPPLIES	

TABLE 8.

HEREFORD RURAL CENTER

LIST OF PUBLIC/INSTITUTIONAL SERVICES

LIBRARY	AMBULANCE
CHURCHES	STATE PARK LAND
POST OFFICE	HIGH SCHOOL
FIRE STATION	



LONG RANGE POTENTIAL COMMERCIAL AREAS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 4

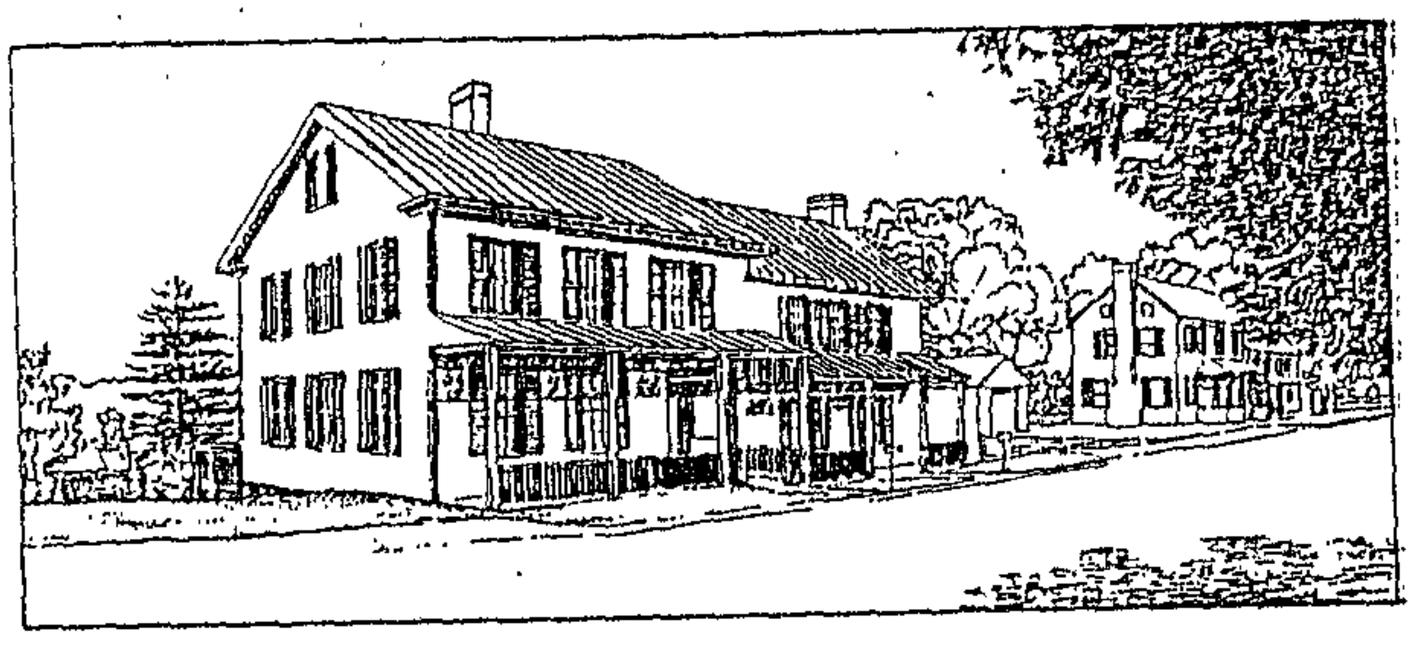
It is difficult to project the demands for new types of services. The alternative was to identify services which were not desired due to noise, odors, environmental constraints, and protection of residential properties. This list is indicated in Appendices D and E. A specific legal mechanism to prevent these uses is not recommended at this time. The list is advisory.

The C.R. District was designed to allow rural areas to develop services either unique to or in keeping with the rural character of Northern Baltimore County rural town centers, and are not intended to supply the complete range of services one would find in an urban area. The services here are the ones which provide safety, convenience and reduced trips, while servicing the rural residential and agricultural communities.

The Hereford Shopping Center and the BR areas located on the north and south sides of Mt. Carmel Road east of I-83 are currently zoned BR. They do not contain historic structures, and are composed of larger commercial uses including a grocery store, drug store, offices, bank, service station, fuel oil office and terminal, as well as a large, newly expanded SHA complex. They are proposed for inclusion in the CR District for environmental reasons, not for protection of historic buildings of the commercial core. It is expected that they need to be expanded, upgraded, renovated, sold and replaced as time passes. They should be viewed from primarily environmental standards, and less from the point of view of compatibility with the smaller scale buildings of the commercial core. These sites are currently in conformity with the existent BR Zone, and the intent of the CR District in not to convert them to the CR site standards.

ACTIONS

1) Map the C.R. District boundary (Map 2).
2) Consider rezoning the remaining residential properties within the C.R. District Boundary at the request of the property owner for the C.R. District overlay.
3) Map the long term consideration to amend the C.R. District boundary (Map 4).



III ENVIRONMENTAL CONSTRAINTS

4) Consider changes to the C.R. District when necessary if the proposed project is compatible with all components of this plan, in particular to the site design guidelines, and if the lots have frontage on York and Mt. Carmel Roads as documented on the April 1, 1987 State Department of Assessments and Taxation property map (Number 22).
5) Consider rezoning to C.R. District all commercially zoned parcels within the proposed C.R. District boundary at the earliest appropriate time.
6) Concentrate commercial zoning for the Northern area in Hereford or other rural villages. Discourage commercial zoning along roads outside of these areas.
7) The services listed in Appendix D should be discouraged from locating in Hereford.
8) Encourage the location of services listed in Appendix E.

ENVIRONMENTAL CONSTRAINTS

The Hereford study area is located outside the planned service area for water and sewer as documented in the Baltimore County Water Supply and Sewerage Plan 1980-1990. The no planned service area is designated to the areas defined as rural and agricultural areas in the Baltimore County Master Plan 1979.

The environmental goals for the rural and agricultural areas include land use and resource protection components. The land uses were addressed in other sections of the Plan. The resource protection concerns focus on protection of groundwater and surface water. The emphasis for the protection of the water resources is to protect both existing and future public water sources.

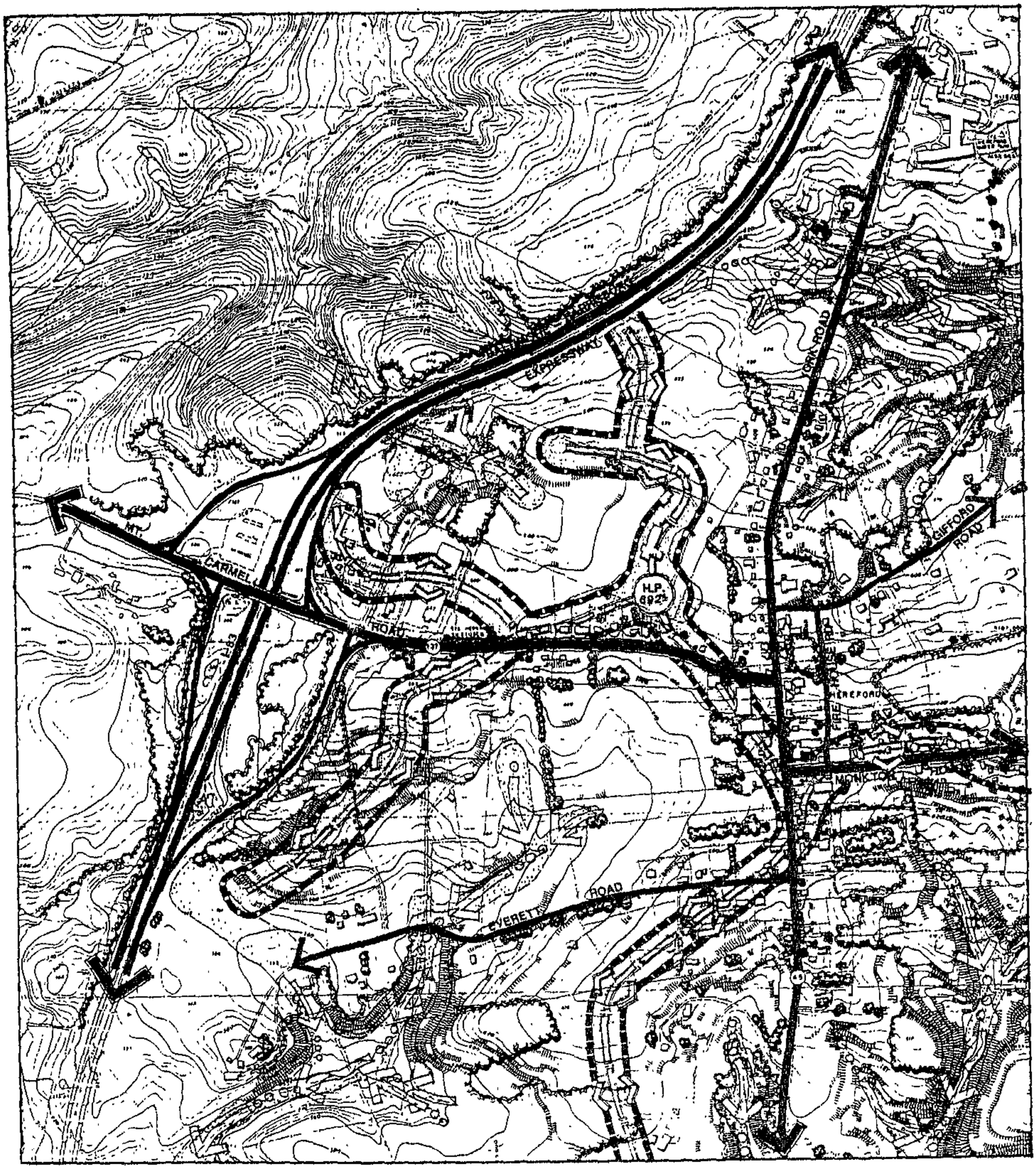
The protection of surface water is provided through stormwater management and sediment control. These measures are required on proposed development plans with exemptions given to projects which disturb less than 5,000 square feet. "The small parcel size, goal of adaptive reuse of existing buildings and the standard requirements for a certain number of parking spaces put severe constraints on being able to meet the requirements to provide stormwater management." This is generally not an issue on larger sites, greater than 2 acres, because there is enough space to locate an onsite stormwater management system.

quote

The Department of Environmental Protection and Resource Management is the County agency with authority and responsibility for stormwater management. The Engineering Services Division reviews plans and makes site by site determinations.

The issue of stormwater management is further complicated by the three ridge lines in Hereford (Map 5). Although this is advantageous in that the runoff is dispersed, it precludes consideration of a single regional system. In addition, there is a lack of suitable outfalls for the commercially zoned areas.

The existing surface drainage systems in Hereford are old and should be investigated for adequacy.



LEGEND

- Woods
- Ridge Line
- High Point
- Steep Slopes (Over 20%)
- Major Drainage Course
- Secondary Drainage Course
- Hydric Soils
- Expressway
- Minor Arterial Road
- Major Collector Road
- Minor Local Road
- Potential Critical Recharge Area

ENVIRONMENTAL CONSTRAINTS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 5

quote

The greatest immediate concern, from a resource protection standpoint, is groundwater. The small lot sizes with existing water supply and sewage systems that in a significant number of instances do not meet current standards makes the continued provision of potable groundwater an important issue. Furthermore, the small lot sizes in conjunction with placement of surrounding wells and septic systems, in many cases, leaves inadequate area for sewage disposal system repair. ~~Potable water quantity has not been a major concern in the past, but~~ With redevelopment, and greater parking requirements, provisions must be made to assure adequate well recharge. The location of three ridges in Hereford complicates this issue.

The three ridges in Hereford represent critical recharge areas where the groundwater system receives no significant increase in volume from upgradient locations (Map 5). Essentially it is that area associated with the top of the groundwater divide. Decreases in groundwater recharge due to increased impervious surface area should be avoided to ensure continued availability of groundwater to individual supply wells.

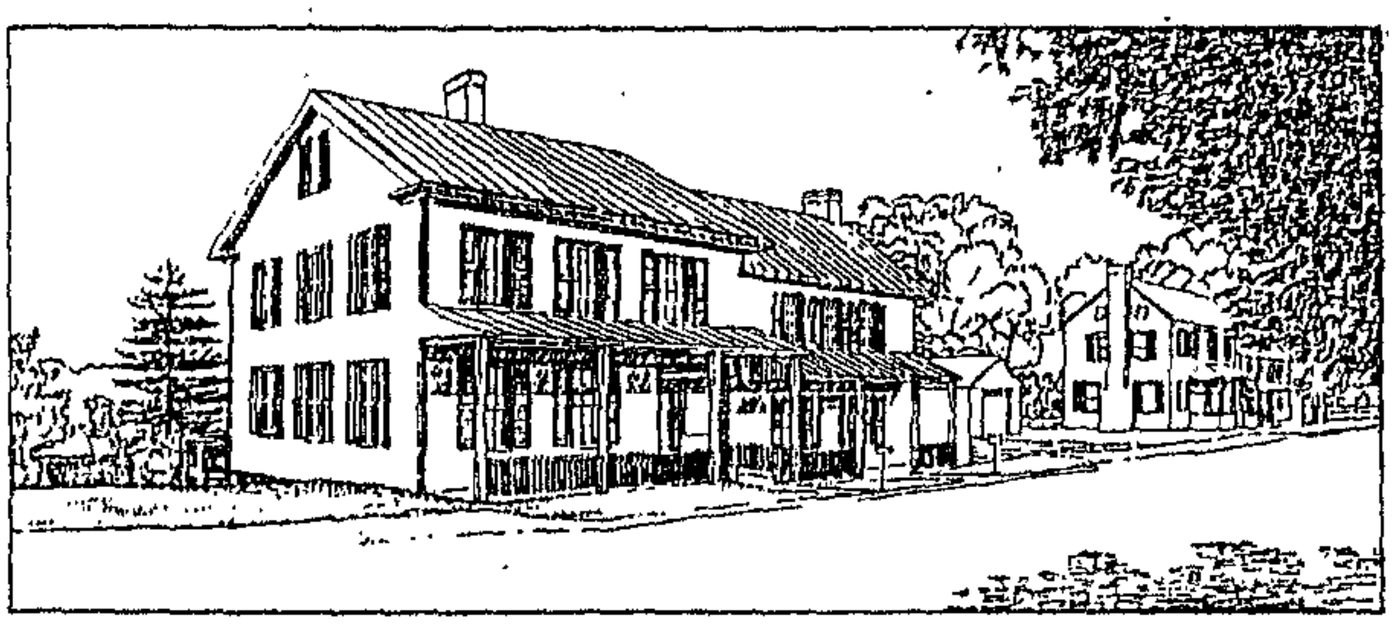
Groundwater quality was evaluated in the older commercial core along York Road. It was found that there are levels of concern for chlorides and nitrates. Although these levels do not pose an immediate health hazard, they raise the issue of long-term viability of existing wells, the concern for increasing impervious surfaces, and the concern for uses such as: dry cleaning facilities, furniture strippers and refinishers, car washes, restaurants, and beauty salons.

In summary, the environmental constraints in Hereford require greater consideration. The fostering of Hereford as a Rural Center with even limited growth presents conflict with meeting all environmental standards for well location, septic reserve, stormwater management, and limits on impervious surfaces. The consideration should include the following project studies:

(A) improvements to surface water drainage systems, (B) cost and operational feasibility of a community well system, (C) policies to link size of septic reserve area to permitted uses, (D) policies on impervious surface increases, (E) feasibility of community fire cisterns, and (F) feasibility of a community parking area. Much of this information is available but needs to be tailored to the specific scenario that exists in Hereford.

ACTIONS

1) The County Department of Public Works should prepare an engineering analysis of Hereford's surface drainage systems. In the event that a determination is made that improvements are necessary, these should be programmed into the Baltimore County Capital Improvement Program.
2) Survey existing groundwater sources for quality and quantity. Identify potential well protection areas in the event that remediation of individual sites is necessary.
3) Locate by field survey all water and sewer systems. Couple this information with hydrogeololgic conditions in the area to determine future requirements for assuring groundwater protection.
4) Investigate a comprehensive environmental strategy which should include consideration of programming projects into the Baltimore County Capital Improvement Program.
5) Require water balance assessment as part of the development information submitted by the developer in critical recharge zones (Map 5).
6) Provide for groundwater recharge zones in any critical yield area.
7) Require distributed infiltration for all storm water runoff.
8) Require the use of water conservation devices (i.e., low-flush toilets, low water use faucet adaptors, etc.).
9) Identify land uses not suitable from quality or quantity perspectives.



IV ROADS AND TRAFFIC

ROADS AND TRAFFIC

Hereford is located at the intersection of Maryland 45 (York Road), Maryland 137 (Mt. Carmel Road) and Maryland 138 (Monkton Road). It is within a mile of I-83 the (Baltimore-Harrisburg Expressway) with a full interchange.

Concerns regarding increased traffic and need for road improvements were expressed for locations in Hereford. Other concerns were raised for intersection improvement and pedestrian safety.

The first area of concern for road improvements was Mt. Carmel Road between I-83 and York Road (Map 6). The 1988 traffic counts show an increase in average daily trips (ADT) from 6370 in 1986 to 8600 in 1988 (Table 9). State Highway Administration projections for these roads are doubling in 20 years or five percent a year. The projection for 2006 is 12,000 ADTs.

The second major area of concern for road improvements was for York Road between Mt. Carmel and Monkton Roads. The ADTs for 1986 were 7500 and are projected to be 15,000 by 2006. In this area, the east-west traffic mixes with the north-south traffic. A solution to this problem is to connect Mt. Carmel and Monkton Roads to the east of York Road. This would eliminate the "dog leg" route and reduce congestion on York Road. Although this project is not currently recommended for inclusion in County-State road improvement plans, a conceptual alignment is shown on Map 7.

In both these areas it is evident that although traffic levels do not currently justify major projects, improvements will be necessary to maintain acceptable traffic flows. The State Highway Administration has plans for widening both Mt. Carmel and York Roads to an ultimate four lane section. Although this would reduce congestion, it would have other impacts. A planning study would provide for an opportunity to balance the needs of traffic flow with other concerns.

ACTIONS:

The following list of traffic and road projects should be addressed:

PROJECT	NEED	STATUS
Mt Carmel Rd improvements	Project Planning Study by the State Highways Admin. to consider future road improvements, access points, & streetscape improvements.	No Action
Monkton Rd realignment	Review development plans for conflict with proposed alignment.	On-Going
Mt Carmel Rd, I-83, shopping Center intersection	Project Planning Study by the State Highways Admin.	No Action
Mt Carmel & York Rds intersection	Installation of traffic light.	In Progress
Pedestrian Safety in Hereford	Construction of flashing warning lights	Complete
	Reduction of speed limit.	No Action
	Construction of additional offstreet parking.	Complete
	Uniform speed limit.	No Action
	Need, feasibility, cost of sidewalk improvement.	Begin studies in 1991 and incorporate in CIP as necessary

To reduce the demand for road improvements, and to plan for more efficient road usage, the use of shared driveways for commercial properties is recommended.

The intersection of Mt. Carmel Road, the entrance to the shopping center, and the north bound exit ramp of I-83 was identified by residents as an area of concern for safety and potential accidents. This intersection should be studied for alternatives to correct the hazard.

The citizens have requested and been assured that a traffic signal will be installed at the intersection of Mt. Carmel and York Roads. This signal will be particularly important during the school year when school buses must use the intersection.

It is recommended that the speed limit be set a uniform rate throughout Hereford. This will eliminate the present inconsistency of limits.

There is concern for pedestrian safety and convenience both in the center of Hereford and in the area of the high school. It is recommended that there be an investigation of the need, feasibility, and cost of sidewalk improvements.

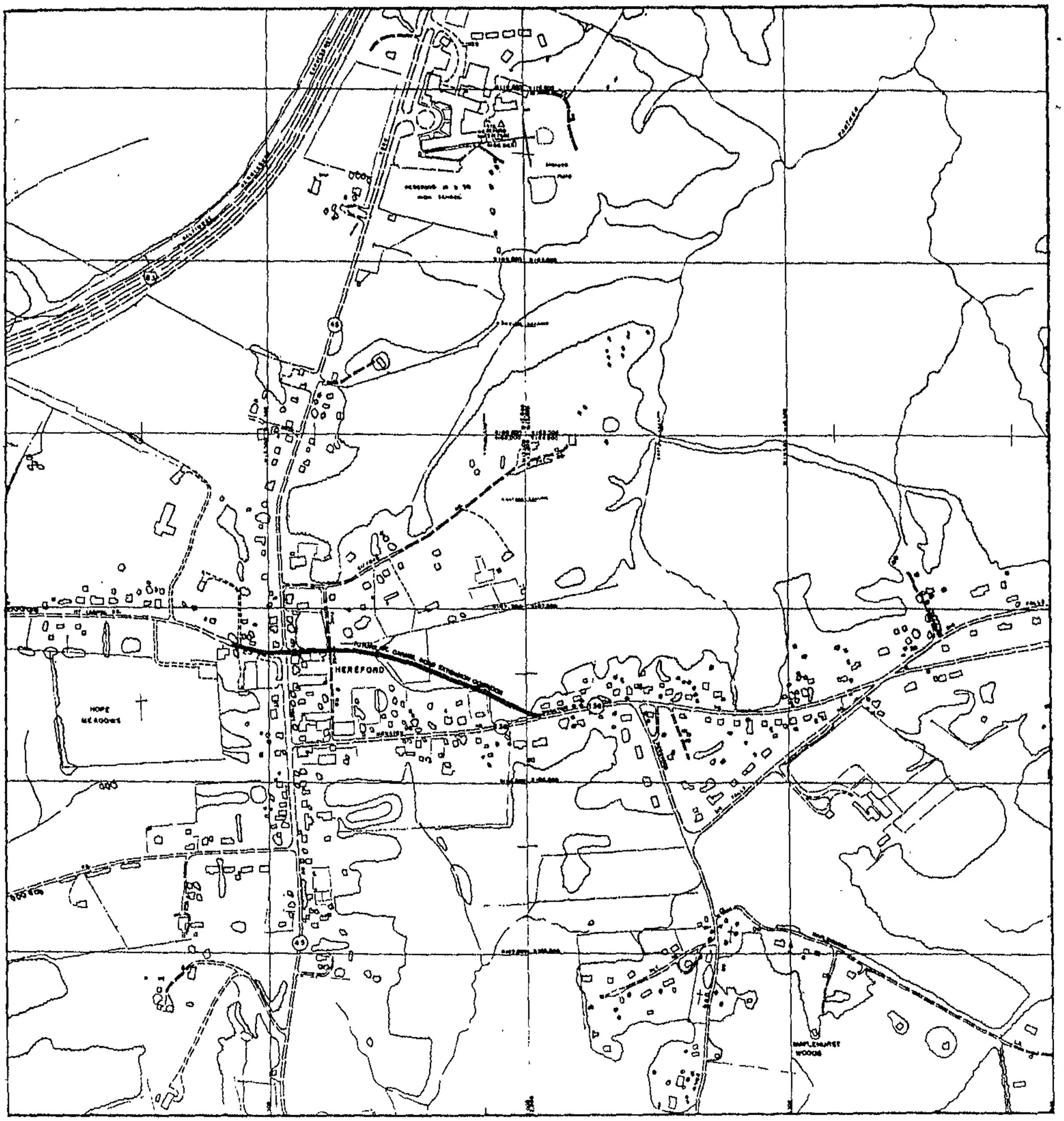
For the area of the high school several improvements are recommended. These include additional off street parking, no parking signs, flashing caution lights and reduced speed limits.

TABLE 9. TRAFFIC PATTERN IN HEREFORD
(May 7 & 9, 1986 Counts)

TRAFFIC COUNTS	Average Daily Trips		
	1986	1988	2006
East - West Mt. Carmel Road	6400	8600	13,000*
York Road North of Mt. Carmel Road	5500	6600*	11,000*
York Road South of Mt. Carmel Road	7500	9000*	15,000*
East - West Monkton Road	3000	3200	6,000*
York Road South of Everett	5300	6400*	10,600*

*Estimated

Sources: Maryland State Highways Administration 1988 Traffic Volume Map. Maryland State Highways Administration, personal communication, 1989.

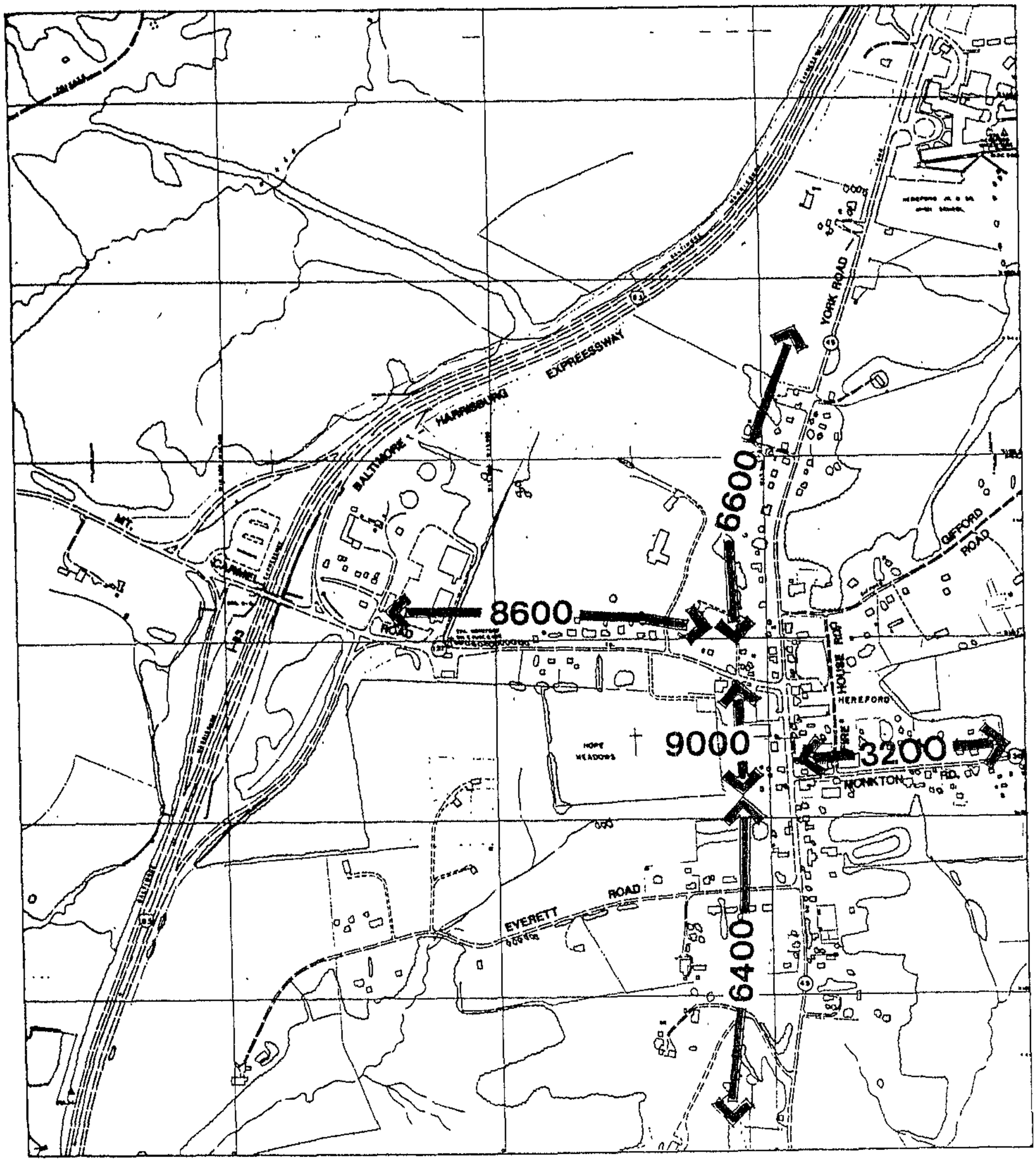


FUTURE MT. CARMEL ROAD
EXTENSION CORRIDOR

PLAN FOR HEREFORD

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 7



1988 TRAFFIC PATTERN - AVERAGE DAILY TRIPS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 6

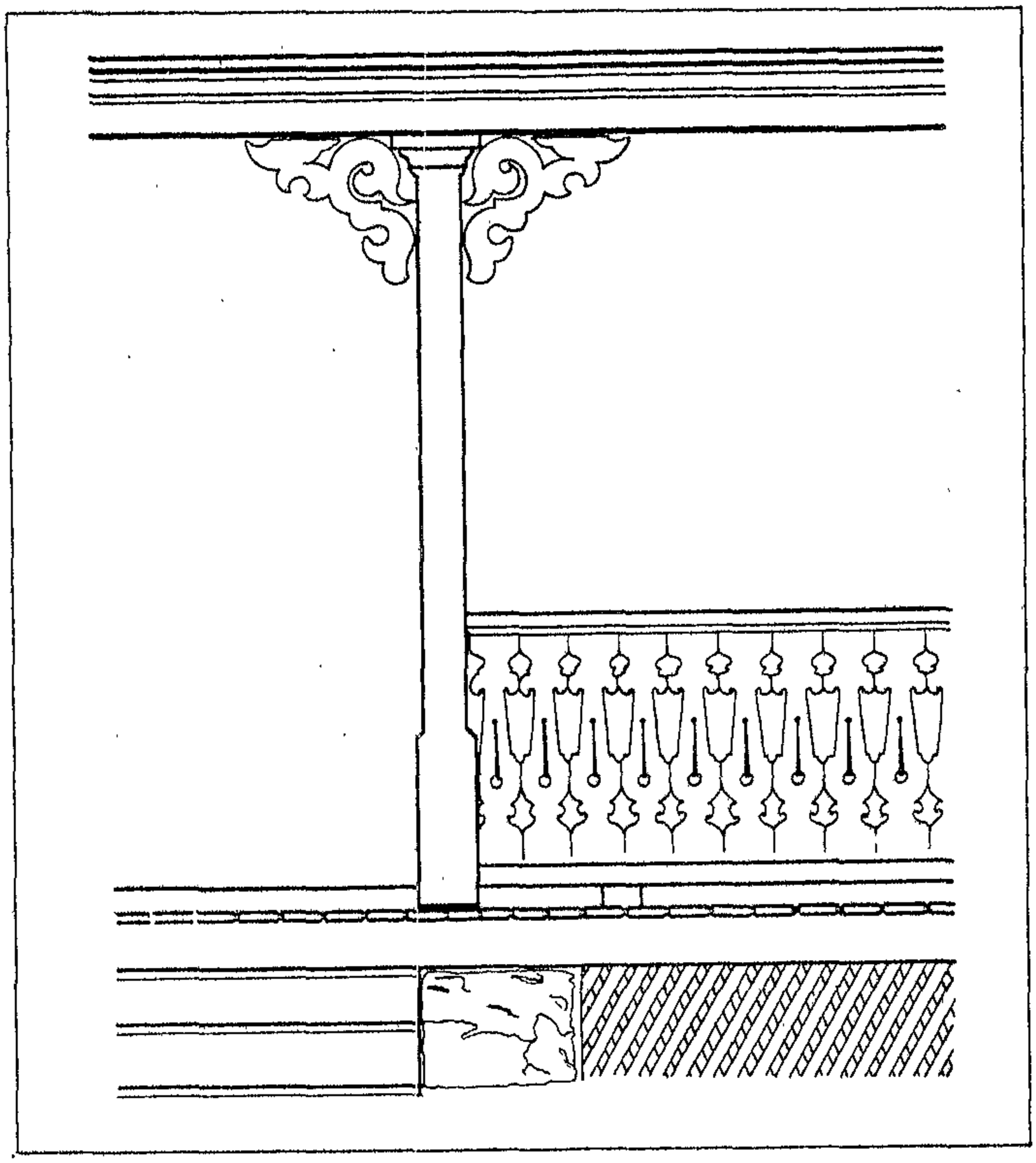


FIGURE 3
STYLISTIC TRIM

D) Front of Buildings Facing the Street. - The buildings in Hereford are characterized by their linear appearance. The front of nearly every building faces the street. Although this may not be achievable on every site due to other constraints, architectural treatments can achieve the same effect. Parking should be located at the rear and side of buildings.

E) Porches are to be Linear in Appearance - Porches are a consistent feature on the older buildings in Hereford. They should be considered for new construction. An example of this style is shown in Figure 2.

F) Roofs are to be Cross Gable with a Moderate Pitch Roof Compatible with Surrounding Structures. - See Figure 2.

G) Windows are to be Symmetrical and Proportional to Wall Space. - See Figure 2.

H) Window Type and Materials are to be Compatible with the Front Facade and the Historic and Architectural Character of the Buildings. - Exterior storm windows and doors should be visually unobtrusive. Aluminum should be painted in an appropriate manner.

I) Stylistic Trim Using Cornices, Scroll Work and the Like is Encouraged. - See Figure 3.

J) Exterior Materials are to be Natural in Appearance. - Preference is to be given to wood, wood siding, stone, brick and stucco. Second choice should include vinyl or aluminum siding that simulates wood siding.

K) .Color should be compatible with the Atmosphere of the Village. - Colors should be compatible with the village atmosphere and/or typical of the period from which the architectural style was developed.

L) Mechanical Systems Should be Installed in Places Where They Will be Visually Unobtrusive. - Audio/video antenna and mechanical equipment are examples of these systems.

M) Dumpsters should be located at the rear or side of the site and must be screened.

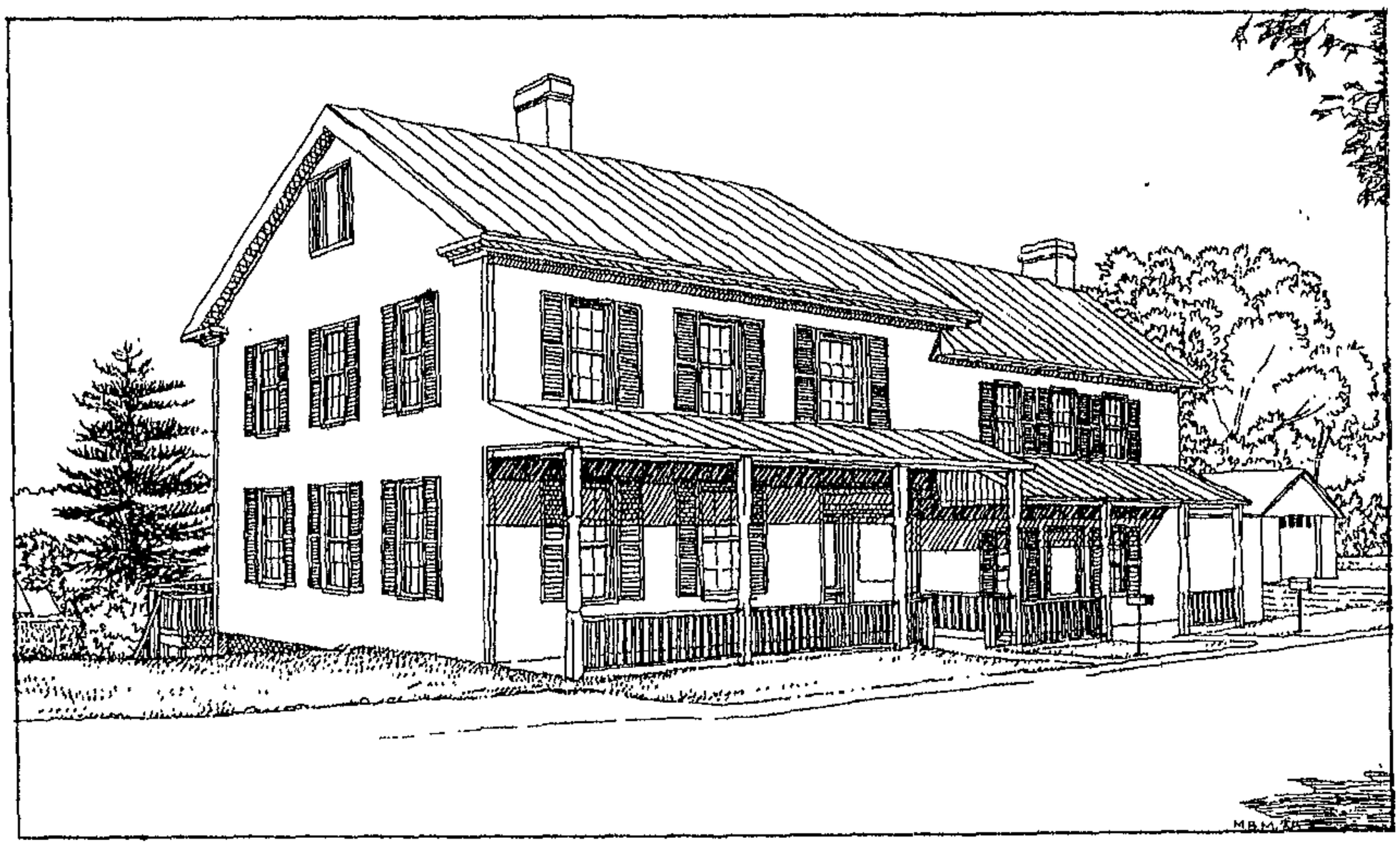


FIGURE 2

ARCHITECTURAL ILLUSTRATION

The C.R. District regulations are important in providing a scale of commercial buildings appropriate to rural areas (Figure 1). These take into consideration additional site design constraints such as those for on-site septic disposal and wells. They also provide for the protection of important aesthetic and historic features.

The C.R. District zoning regulations (BCZR 259.3) require that proposed buildings can exceed the bulk standards (8,800 square feet and 0.20 F.A.R.) "only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district." These guidelines will be used in the review of proposed building projects that seek to exceed the bulk standards in order to assure that the proposed structure will be compatible with the desired architectural and site design character.

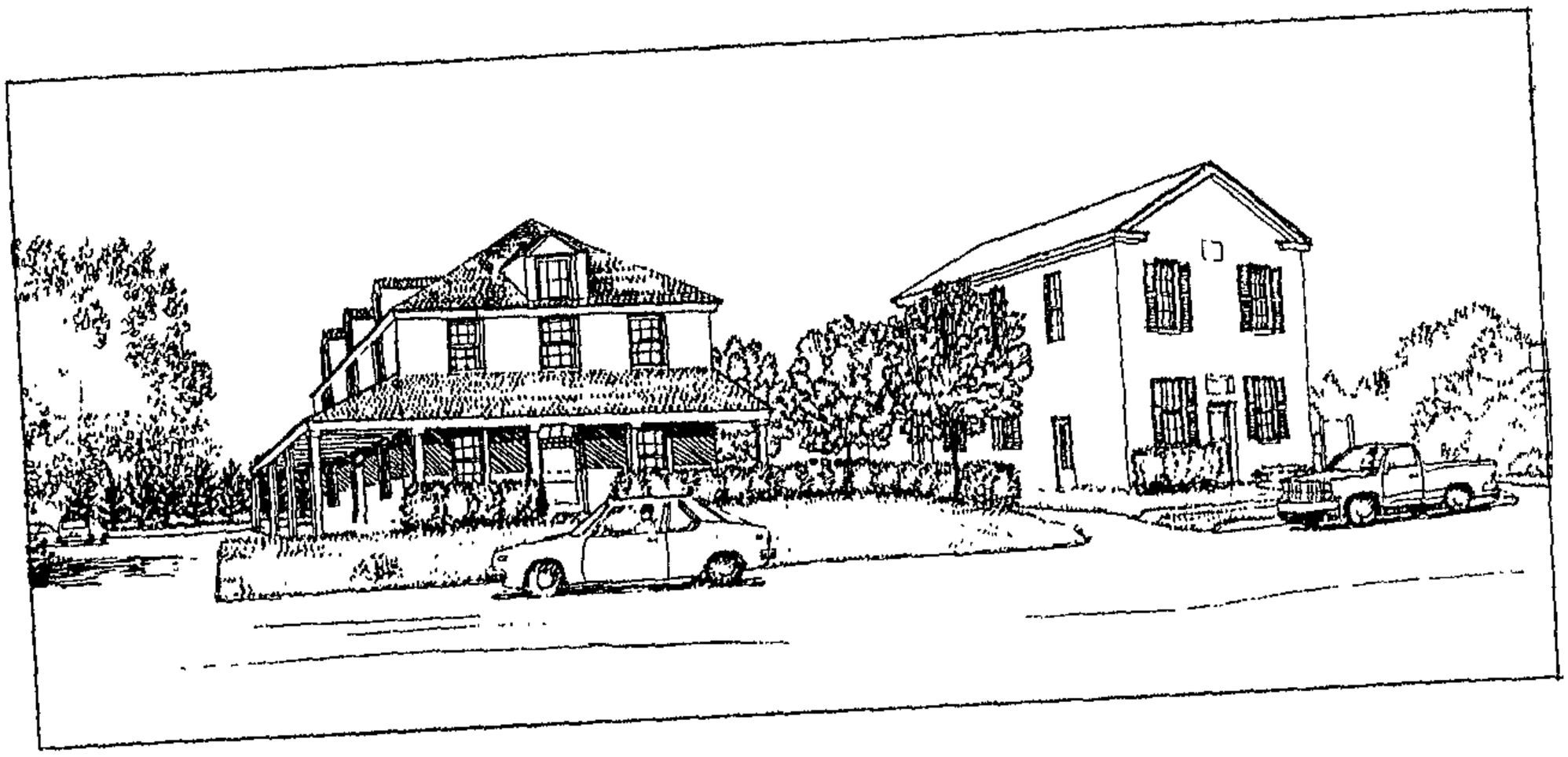
ACTIONS

Guidelines are provided that are unique to Hereford's site design. These should be used for the review of proposals which exceed the bulk standards of commercial projects in Hereford. They are advisory only for new structures which meet the bulk standards as provided for in BCZR 259.3.c.1.

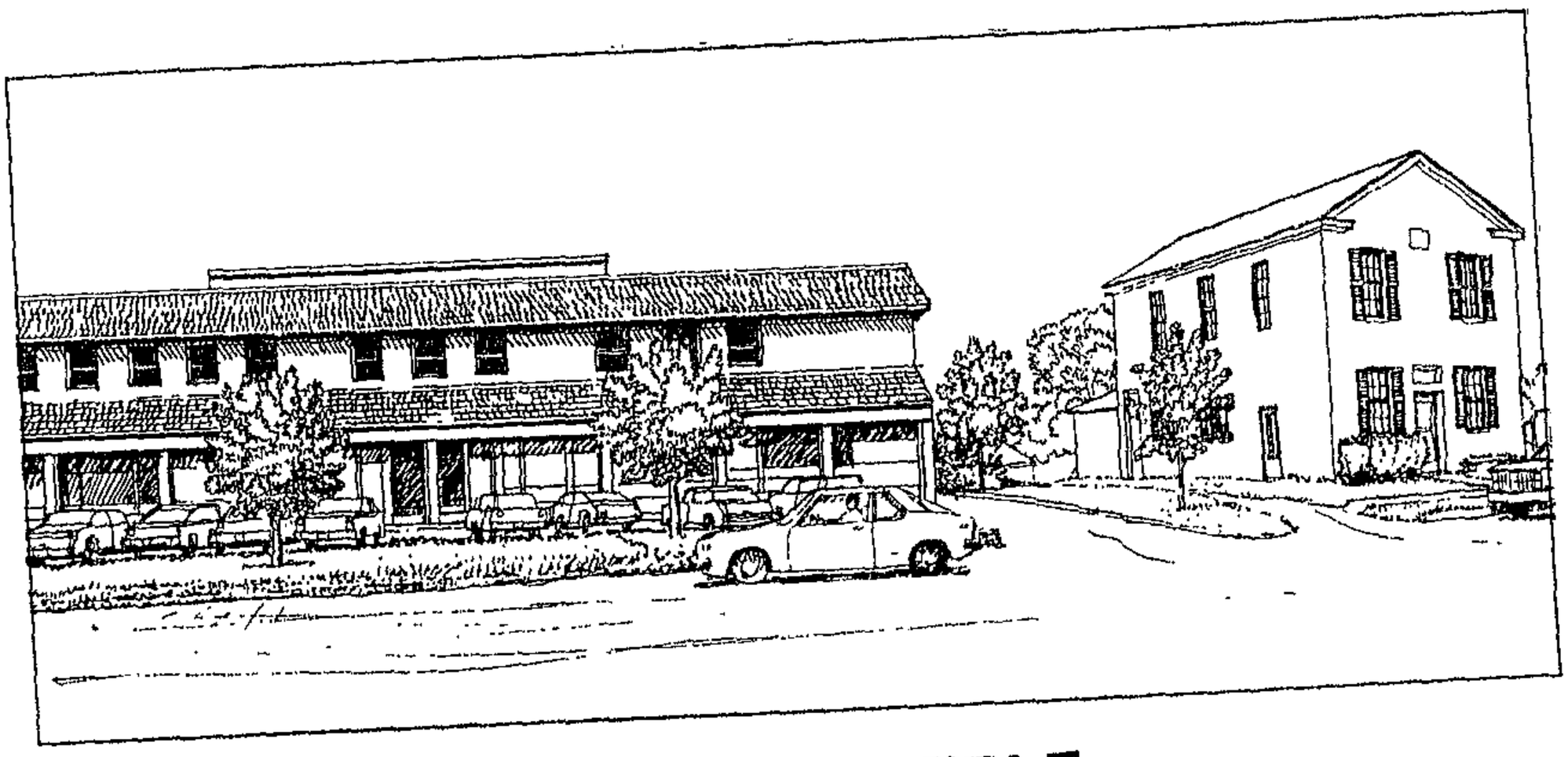
A) Present a Residential Atmosphere. - To accomplish this new buildings should be compatible in size, scale and mass with existing buildings, excluding the two newer commercial buildings in the vicinity of York and Mt. Carmel Roads.

B) Rhythms of Building Spacing Should be Maintained. - There is an existing pattern of paired buildings followed by a space before the next set of paired buildings. This pattern should continue, taking into account the constraints of well, septic and stormwater management locations.

C) Structure of Two Stories or Less. - Building height is restricted by the C.R. District to 30 feet at the top of roof and this statement reinforces that protection.



COMPATIBLE



NON-COMPATIBLE

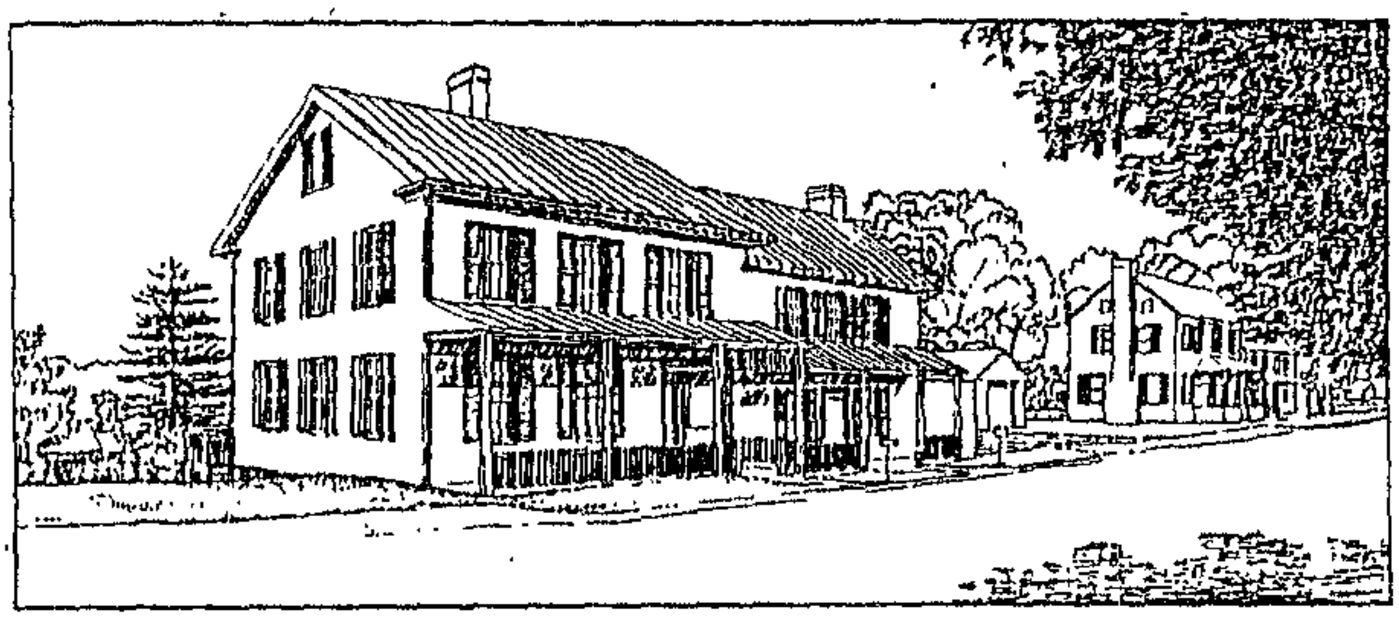
FIGURE 1
RURAL COMMERCIAL DEVELOPMENT OPTIONS

SITE DESIGN & ARCHITECTURE

Hereford dates to the middle 1700's and was a thriving community by 1797. The entire town predates the concept of setbacks. The inns and houses were located along the "turnpike" purposefully close to traffic. The structures were located on small lots (one lot deep) with the fronts facing existing roads. The buildings were small, of a residential scale, and presented a rural main street appearance.

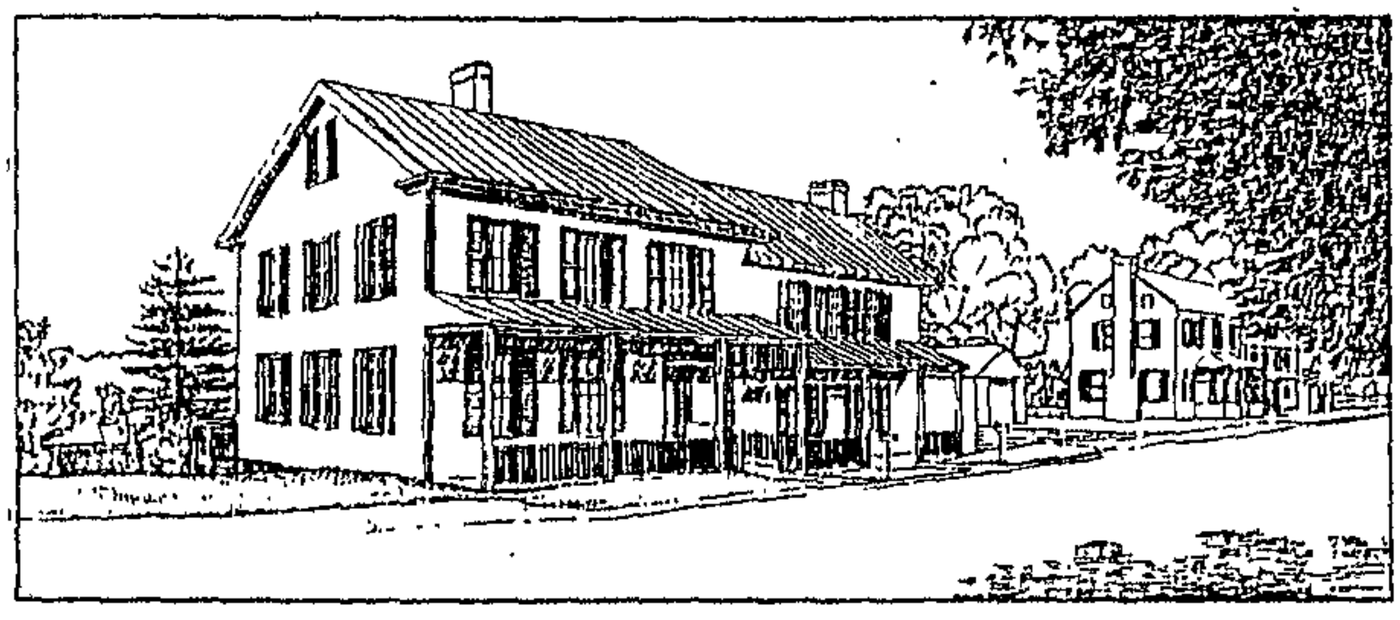
Recent construction of commercial buildings has begun a process of altering the historic coherence of the town's site design. The new construction has been of buildings that are of greater than 10,000 square feet and have involved the combination of two or more lots. The buildings have been located to the rear of the site or in the middle rather than close to the road. Although these changes have been at a key location, the corner of York Road and Mt. Carmel Road, the remainder of the older portions of Hereford have not yet been changed.

On July 5, 1989, the Baltimore County Council adopted amendments to the Baltimore County Zoning Regulations establishing new regulations for the Commercial Rural District (BCZR 259.3). These regulations include restrictions on bulk, setbacks, landscaping, parking, signage and architecture. The regulations limit development by right to a size of 8,800 square feet, a floor area ratio of 0.20 and a height of 30 feet. The front setback is to be not less than 15 feet from the street right-of-way and not more than the average of the setbacks of adjacent buildings. Parking is to be located in a manner appropriate and consistent with adjoining development and must be within the C.R. District. Other requirements will be discussed later in the plan.



V SITE DESIGN AND ARCHITECTURE

N) Small Litter Receptacles, Benches and Other Street Furniture should be of materials and design compatible with the architecture of rural center, i.e., wooden or wrought iron benches.



VI PROTECTION OF LOCALLY IMPORTANT BUILDINGS

PROTECTION OF LOCALLY IMPORTANT BUILDINGS

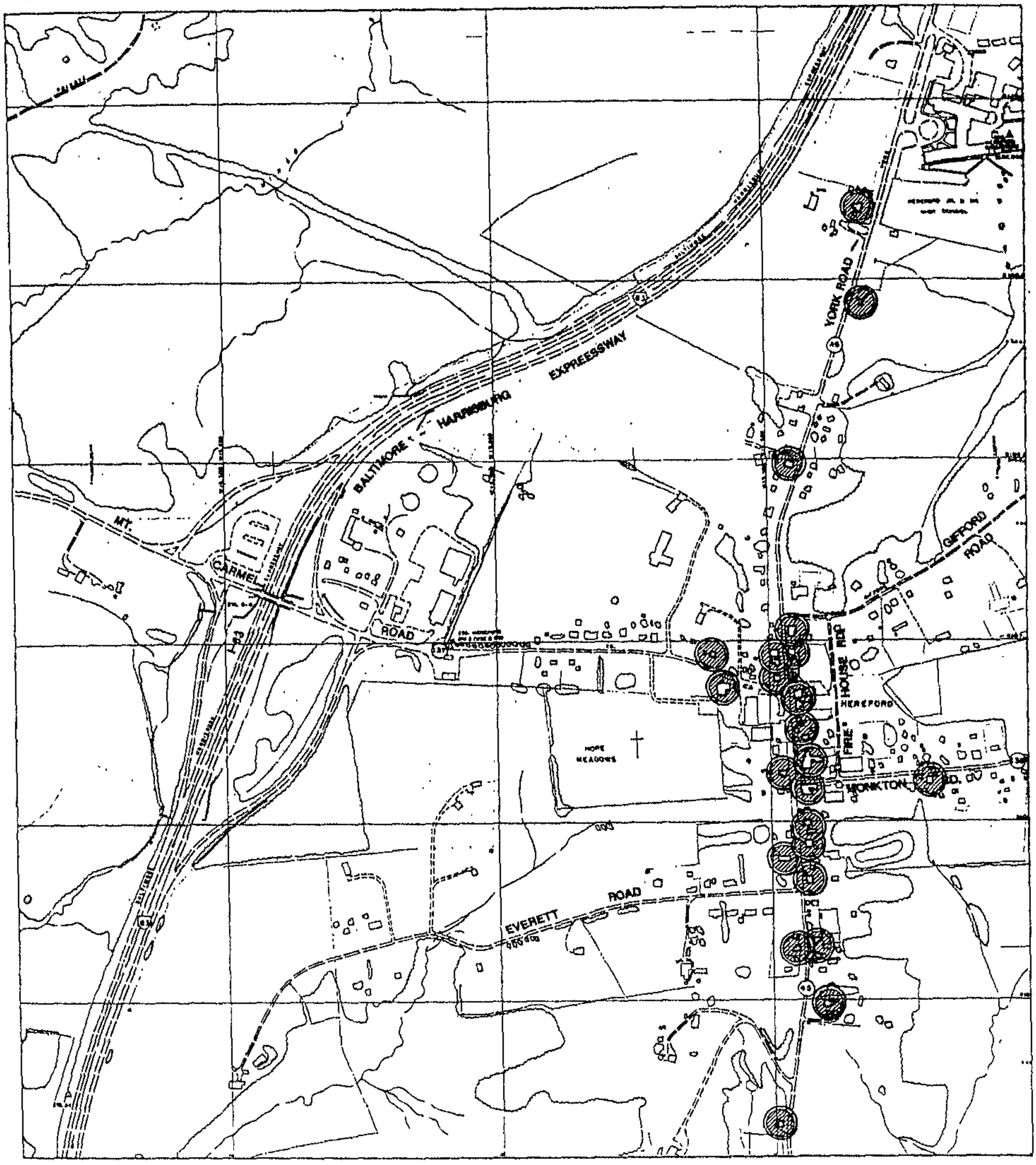
The earliest documented development in Hereford was associated with the lands of John Merryman. The early structures, such as Foster's Meeting House, built in 1797, are outside the existing Hereford commercial area in the vicinity of Marble Hill and Piney Hill Road. The old route of the "Middle Road" to York, Pennsylvania was along Piney Hill Road rather than the present route.

North of Hereford there was only a trail to Southern Pennsylvania as the heavy wagon trail turned west to Middletown Road to avoid the Gunpowder River valley and stream crossing (Clemens and Clemens, 1983).

The construction of the York Turnpike in 1810 created the town of Hereford as we now know it. An 1850 map documents the existence of the rural village of Hereford. The services available to the turnpike travelers and local residents alike included lodge halls, churches, post office, blacksmith, inns, butcher, undertaker, dentist, barber and for a brief time a newspaper (Clemens and Clemens, 1983).

Many of the buildings in Hereford were constructed between 1840 and 1930. A survey by the Baltimore County Office of Planning and Zoning in 1980 found much of the town was essentially intact in its old core. This is no longer the case. As indicated previously, construction of new commercial buildings and the demolition of several older buildings has changed the old core.

The issue of historic preservation is a very sensitive one. The local Community Association must be involved in making this determination. Therefore, any consideration of individual historic listing or district listing is at the discretion of the property owners in accordance with Baltimore County Code 22-150 and other applicable criteria.



LEGEND

Pre 1900 Structures

BUILDINGS OF LOCAL SIGNIFICANCE

HEREFORD COMMUNITY PLAN

Prepared by:
Baltimore County Office of Planning and Zoning

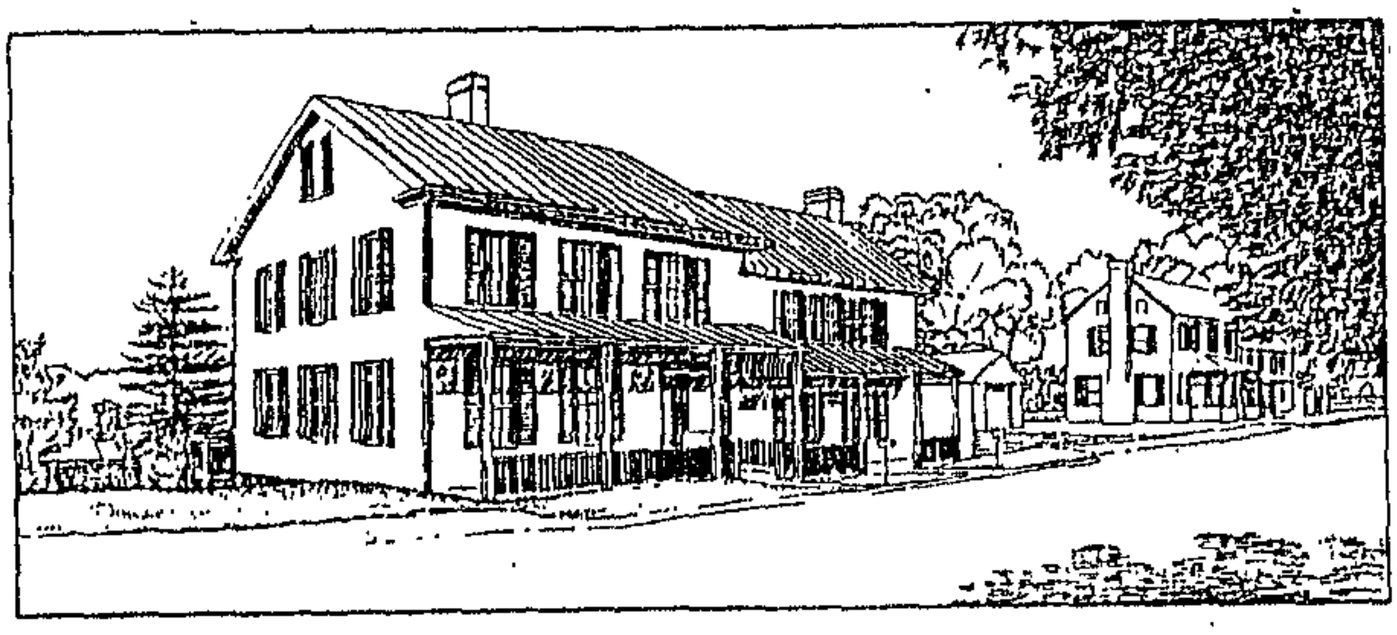
MAP 8

The guidelines for preservation of individual buildings were developed by the Committee. Buildings of local significance were determined to be those constructed prior to 1900. These are shown on Map 8.

ACTIONS

1) Proposed development that requires a special exception as indicated in BCZR 259.3.B. on sites containing a building of local significance must consider the reuse of that building or incorporation of the structure into the proposed project, except:
   A) when the building is not structurally sound,
   B) when it is not economically feasible to utilize the structure for the proposed commercial intent, or
   C) when the structure is not conducive for public service use.

   The decision to grant the special exception will be made by the Zoning Commissioner as part of the special hearing process.
2) Appendix B provides design guidelines for the appropriate restoration of buildings in the C.R. District.



VII PLANTING DESIGN & LANDSCAPE VIEWS

PLANTING DESIGN AND LANDSCAPE VIEWS

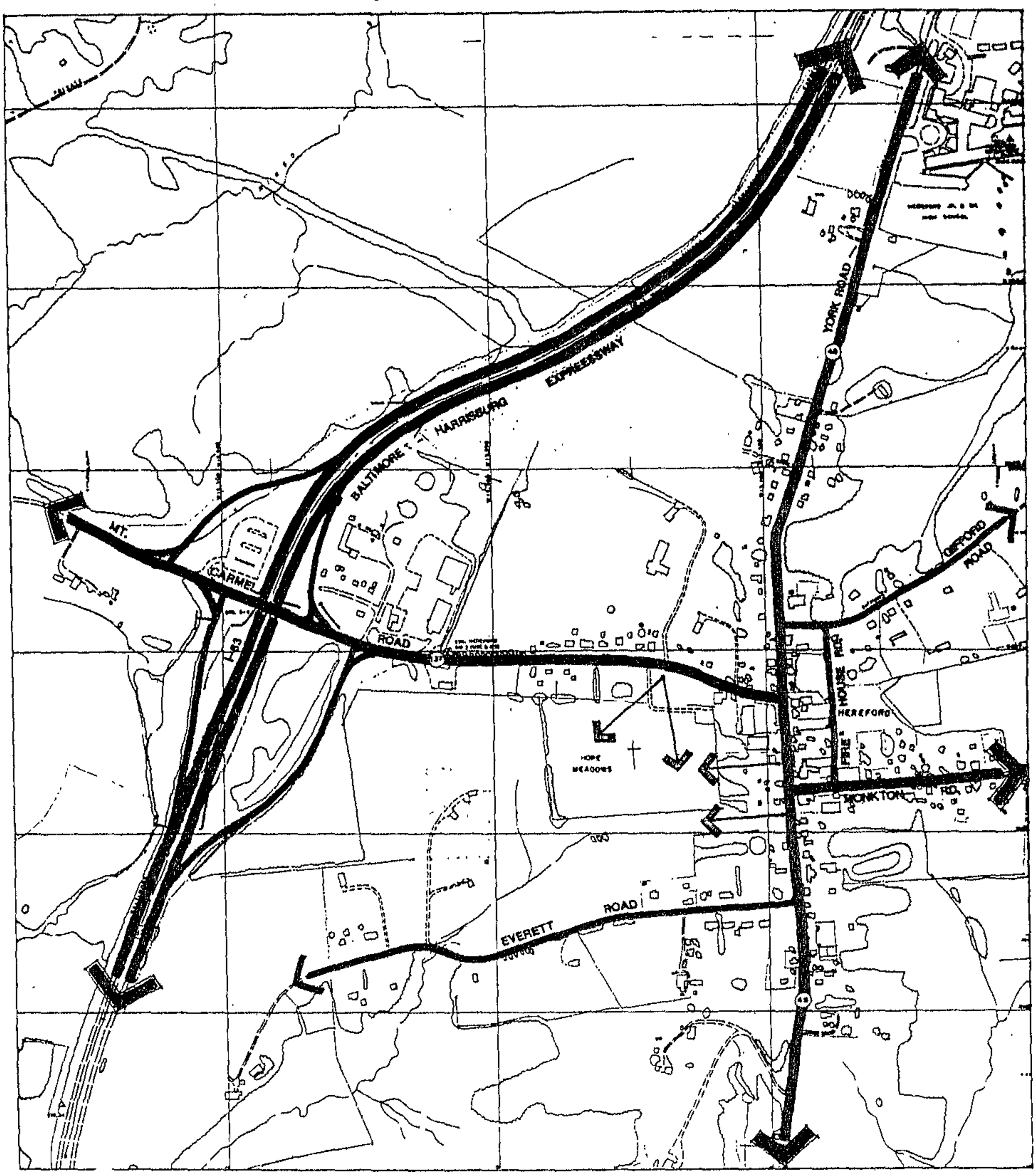
The natural and planted vegetation in Hereford is varied and without consistent design. Each building, old and new, has its own landscape design. The exception to this is the presence of large shade trees along the roads and on adjacent properties. These trees have been impaired through the maintenance of utility lines, age, and other factors.

The topography of Hereford is such that there are only a few places where significant views are possible from the road. These are along the south side of Mt. Carmel Road and to the west of the buildings on York Road south of Mt. Carmel Road, as shown on Map 9.

ACTIONS

1) The tree-lined corridor should be restored along York Road through the following:
   A) conduct an inventory of the existing street trees and determine the condition of these trees;
   B) prepare a design for the planting of replacement street trees; and
   C) seek CIP funding for the replacement of the street trees.
2) Prepare a landscape plan for Mt. Carmel Road in association with the Special Study Project Traffic Plan as referenced in the Roads & Traffic section of this report.
3) Review proposals for new buildings to encourage the protection and preservation of large healthy trees.
4) Review proposals for new buildings in the areas indicated on Map 9 to maximize the preservation or enhancement of views.
5) In addition to complying with the Baltimore County Landscape Manual, all projects should follow these guidelines:
   A) Consideration for utilities:

      In developing any landscape plan consideration must be



LEGEND

Significant Views

SIGNIFICANT VIEWS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 9

given to existing and planned utilities. This can be accomplished by care in species selection and planting location.

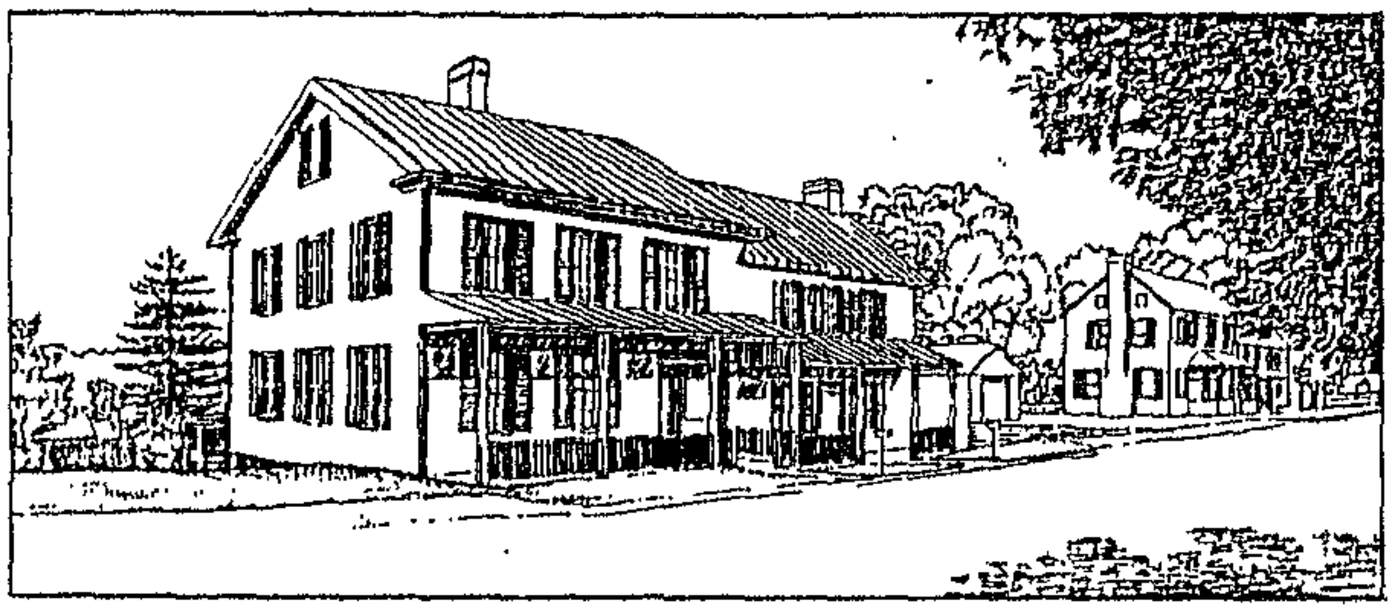
B) Safety and security:

In order to promote safety and security, low shrubbery should be used under windows, around doorways, and as borders between parking areas and roadways. All such plantings are to be maintained so that they do not become a safety hazard.

C) Maintenance:

All landscaping is to be maintained in accordance with good horticulture practices.

D) In general, all landscaping in Hereford is to he done and maintained in a fashion to preserve and promote the village atmosphere, while providing a safe and secure environment for residents and visitors.



VIII SIGNAGE & LIGHTING

SIGNAGE AND LIGHTING

There is no consistent or typical style of signage in Hereford. There are locations where signage is appropriately done (Figure 4). Lighting is minimal except in the areas adjacent to I-83 and in association with the library.

The C.R. District regulations provide for strict controls on signage and lighting (BCZR 259.3.C.7). These include a limit of one stationary attached sign that does not project more than 6 inches from the building and does not have a surface area exceeding 8 square feet. There can be one free-standing sign with a surface area of no more than 25 square feet per side. In addition the sign must be landscaped and the location approved by the Director of the Office of Planning and Zoning. No sign can be illuminated unless approved by the Zoning Commissioner after a Special Hearing.

Requests to exceed the standards imposed by the C.R. District for illumination or number of stationary signs should include a comprehensive sign plan. The plan should be in conformance with Appendix C. The plan would show a linkage between the sign design and the facade of the buildings. If additional stationary signs are permitted there should be a step down in size permitted. A bonus of up to a 25% increase in the free-standing sign could also be considered.

ACTION

1) The recommendations listed in Appendix C are guidelines for the review of proposed signage and lighting in Hereford.
2) In consideration of a variance to sign and lighting regulations, these guidelines should be used as standards.

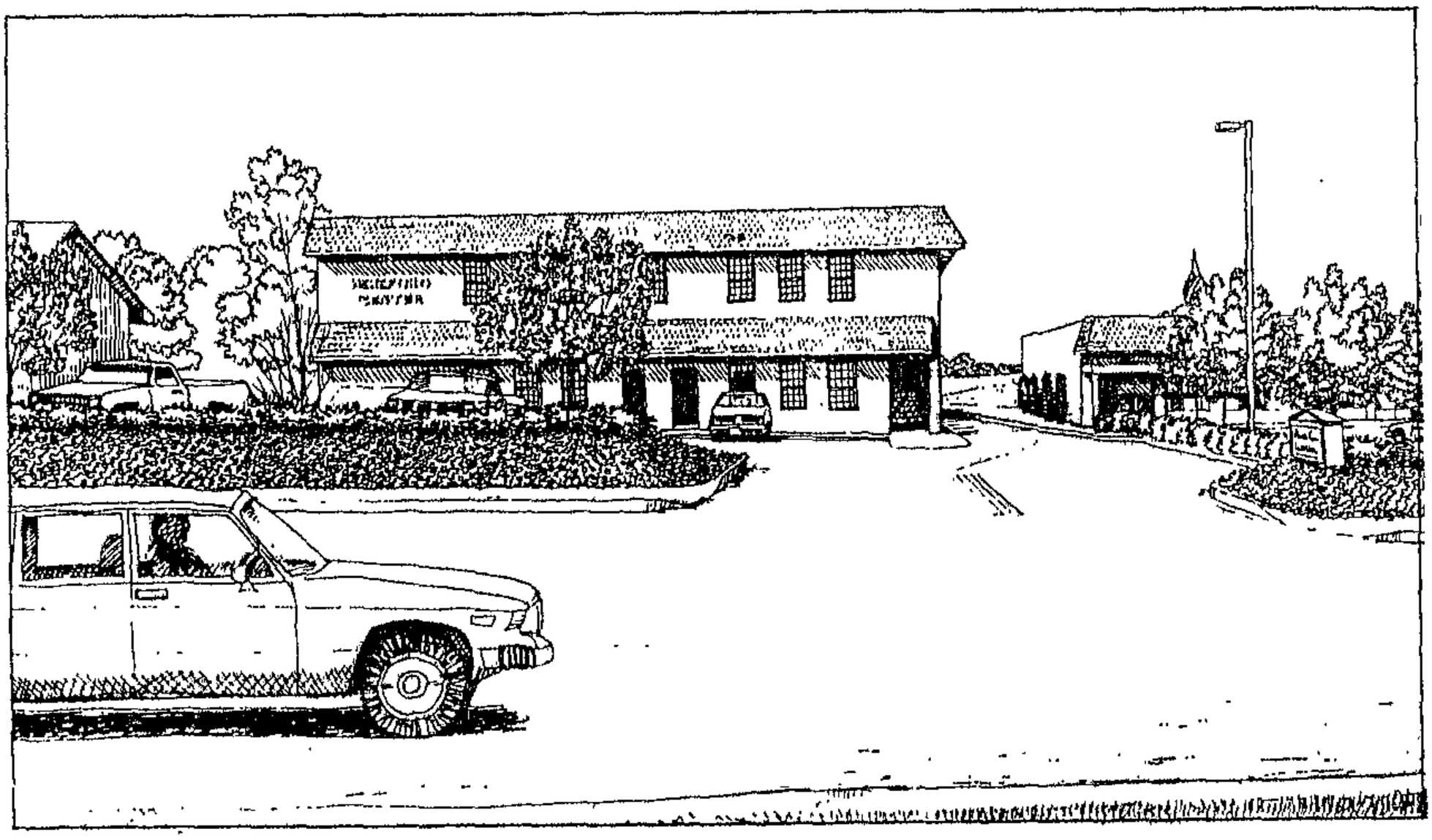
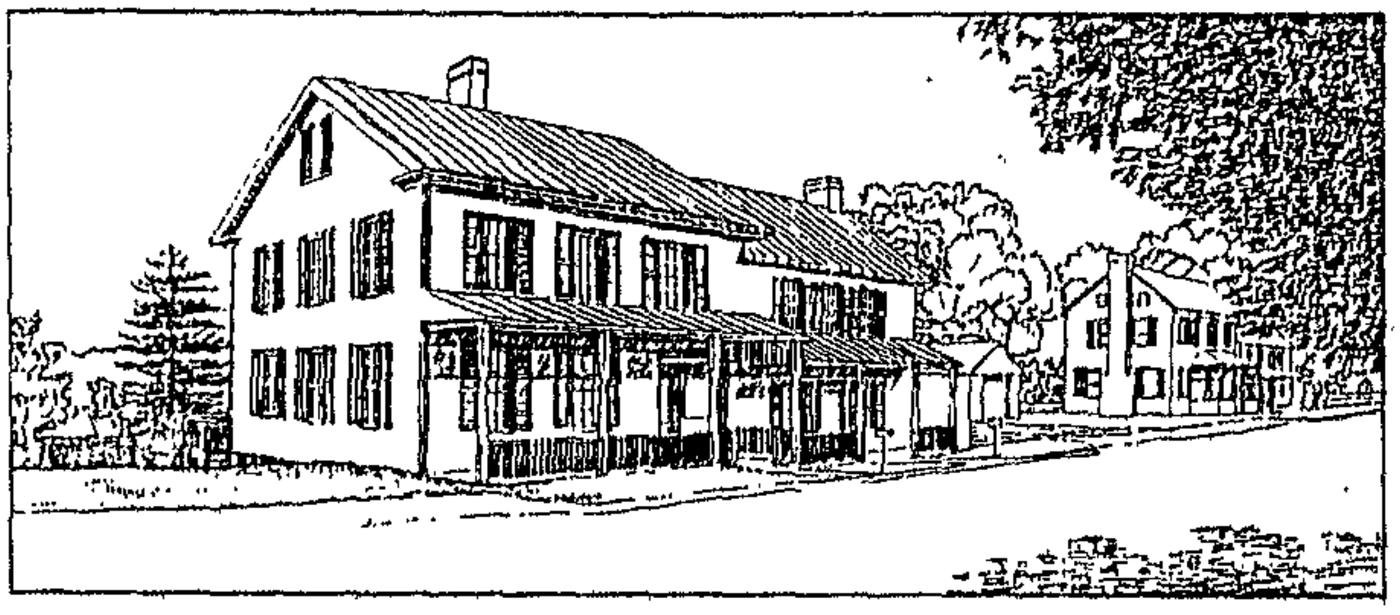


FIGURE 4

HEREFORD LIBRARY SIGNAGE



IX DEVELOPMENT POLICIES & IMPLEMENTATION

DEVELOPMENT POLICIES AND IMPLEMENTATION

The actions recommended in each section is summarized below. Also included is the agency or agencies responsible for implementing the action.

The development process, with its lengthy review requirements for items such as occupancy permits and setback variances, can act as a disincentive for the accomplishment of the plan goals. It is necessary, therefore, to consider some changes to the development review process for C.R. District projects. This should be studied and proposed changes implemented.

There is also a need to review and change other circumstances which act as disincentives for providing appropriate rural commercial development. One area, for example, is to investigate lowering the assessment for property taxes to insure that property with a commercial district overlay is valued appropriately.

The Economic Development Commission has identified Hereford as a Revitalization Area. The Commission has assisted landowners and developers in exploring various financial packages which might be available. This action is necessary in order to encourage developers to build commercial projects which are more appropriate to rural areas.

IMPLEMENTATION

ACTIONS

1) Economic Development will continue to assist in marketing the area and provide economic assistance to local businesses which wish to expand. Hereford has been recognized as a Revitalization Area so that businesses may take advantage of the available programs to improve and restore its economic vitality.

2) An implementation coordinator should be designated to assist businesses in the development process. The District imposes a set of standards that are complicated but flexible. It is necessary that an individual familiar with the Hereford Community Plan and the area meet with developers and assist them in getting through the process.

3) Set up an implementation group to assure implementation of the plan. The group should consist of County and State Agencies including, but not limited to, Office of Planning and Zoning, Department of Environmental Protection and Resource Management, Department of Public Works, Economic Development Commission, and State Highways Administration and which will include input from citizen advisory groups.

4) Hereford has a number of older buildings which do not meet current setback regulations and other zoning regulations. A standardized, streamlined process that permits improvements to these old buildings needs to be developed.

5) Review and propose changes to other circumstances which act as disincentives to achieving appropriate rural commercial development.

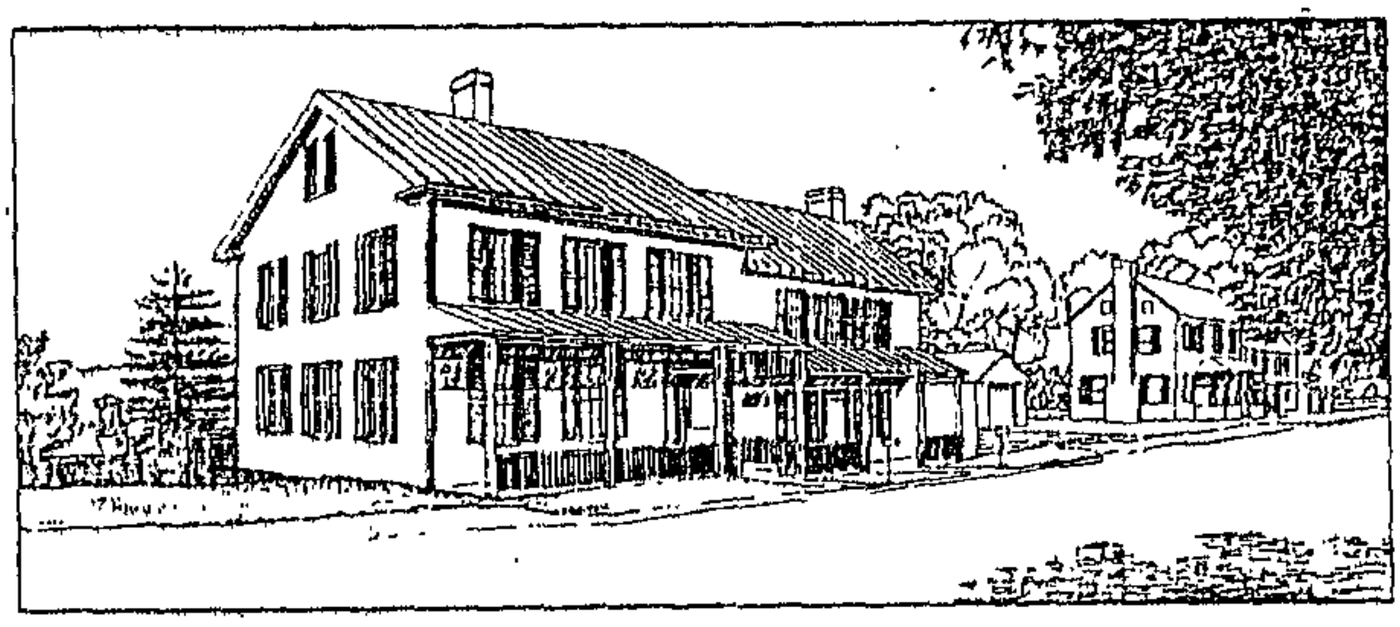
6) To provide for monitoring of the implementation of this plan an implementation schedule is provided in Table 10.

Table 10. HEREFORD PLAN IMPLEMENTATION SCHEDULE

ACTION	RESPONSIBILITY	STATUS
Land Use Analysis and Plan		
Prepare recommendations for Hereford C.R. District boundaries	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Prepare recommendations for long term considerations for Hereford C.R. District boundaries	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Prepare list of services that should be discouraged or encouraged in the Hereford C.R. District	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Traffic & Roads		
Prepare a Project Planning Study for Mt. Carmel Rd between I-83 & York Rd to consider future road improvements, access points, & streetscape improvements	State Highway Administration, Dept. of Public Works & Office of Planning and Zoning	Initiate in 1990
Prepare a Project Planning Study to consider the designation of an alignment for an extension of Mt. Carmel Rd to connect with Monkton Rd & to consider designation of alignment as a Master Plan Road	State Highway Administration, Dept. of Public Works, Office of Planning and Zoning & Implementation Group	Initiate in 1990
Install a traffic light at Mt. Carmel & York Rds	State Highway Administration	In Progress
Take measures to provide for pedestrian safety and convenience	State Highway Administration, Balto. Co. School Board, Office of Planning and Zoning & Dept. of Public Works	Begin studies in 1991 and incorporate in CIP as necessary
Site Design & Architecture		
Prepare performance standards & design guidelines	Hereford Committee & Office of Planning and Zoning	Complete - see Site Design & Architecture
Protection of Buildings of Local Significance		
Designate buildings which should be considered of local significance for the application of BCZR 259.3.E.3	Hereford Committee & Office of Planning and Zoning	Complete - see Protection of bldgs. of local significance
Provide advisory guidelines for use in restoring or rehabilitating bldgs.	Hereford Committee & Office of Planning and Zoning	Complete - see Appendix B
Signage & Lighting		
Prepare guidelines to be used in considering a variance to C.R. District signage & lighting regulations	Hereford Committee & Office of Planning and Zoning	Complete - see Appendix C
Planting Design & Landscape Views		
Prepare a Plan to restore the tree-lined corridor along York Rd. Program funds for planting into the Capital Improvement Program.	MD Dept. of Natural Resources, Dept. of Environmental Protection & Resource Management, Office of Planning and Zoning & Dept. of Public Works	Initiate in 1990
Prepare a landscape plan for Mt. Carmel Rd between I-83 & York Rd	Office of Planning and Zoning	In association with Traffic & Roads Study
Designate significant view areas	Hereford Committee & Office of Planning and Zoning	Complete - see Planting Design & Landscape Views
Develop guidelines for landscape plantings	Hereford Committee & Office of Planning and Zoning	Complete - see Planting Design & Landscape Views

Table 10. HEREFORD PLAN IMPLEMENTATION SCHEDULE (Continued)

ACTION	RESPONSIBILITY	STATUS
Environmental Constraints & Limitations		
Prepare an engineering analysis of Hereford's drainage system	Dept. of Public Works	Initiate in 1991
Program improvements if necessary into Capital Improvement Program	Dept. of Public Works	Seek to incorporate in CIP following engineering studies
Survey existing groundwater sources for quality & quantity	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Locate by field survey all water & water systems	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Investigate need, cost & operational feasibility of community well system	Dept. of Public Works Office of Planning & Zoning Dept. of Environmental Protection & Resource Management	Begin studies in 1991 & incorporate in CIP as necessary
Investigate need, cost & operational feasibility of community fire cistern system	Fire Dept. & Office of Planning & Zoning	Begin studies in 1991 & incorporate in CIP as necessary
Investigate feasibility of setting specific standards for septic reserve based on usage	Dept. of Environmental Protection & Resource Management	Ongoing
Investigate need, cost & operational feasibility of community parking lot	Economic Development Commission Office of Planning & Zoning	Begin studies in 1991 & incorporate in CIP as necessary
Prepare future water & sewer requirements to assure groundwater protection	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Identify land uses not suitable from quality or quantity perspectives	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Development Policies & Implementation		
Developers of proposed projects should first meet with the Dept. of Environmental Protection & Resource Management to determine the site's environmental constraints. After this meeting but before preparing a site plan, the developers should meet with the Office of Planning & Zoning to assure compliance with the C.R. Site Design Standards.	Developers & Landowners	On Going
Provide for economic incentives by designation as revitalization area	Economic Development Commission	Complete - see Economic Development
Establish an implementation process	Office of Planning and Zoning	To be designated after adoption of Plan
Set up a committee to review the variance, special hearing, occupancy permit & the like to investigate streamlining the process for minor projects.	Office of Planning and Zoning & Dept. of Public Works	Initiate in 1990



X APPENDICES

Appendix A

HEREFORD PLANNING COMMITTEE

Mark Bilger, Hereford Volunteer Fire Company

Dr. Harold Burton, Hereford-at-large

Joe Driver, Freeland Community Association

Jim Edmunds, Greater Sparks - Glencoe Community Council

Vernon Foster, Agricultural Community

George Gemmill, Maryland Line Area Association

Lucy Ikeler, Citizens Alliance of Northern Baltimore County
Cochair Phase I

Ruth B. Mascari, Greater Sparks - Glencoe Community Council

Wayne McGinnis, Agricultural Community

Dr. Richard W. McQuaid, Maryland Line Area Association

Horace Palmer, Hereford-at-large

Glenn Peabody, Citizens Alliance of Northern Baltimore County
Cochair Phase I

Donald Pearce, Hereford Community Association

Frank Purdum, Freeland Community Association

Kelley Rice, Hereford Volunteer Fire Company

Marion V. Runkles, III, Wiseburg Community Association

Randy Shelley, Vice Chairperson, Phase II

Nancy M. Smith, Wiseburg Community Association, Secretary, Phase I

Thelma Thompson, Secretary, Phase II

Carl J. Yarema, Hereford Business Association

Eleanor Yarema, Chairperson, Phase II

Dr. Gordon Zorn, Hereford Business Association

Appendix B

SUGGESTED GUIDELINES FOR ARCHITECTURAL RESTORATION

A. Architectural Elements

1. Windows and Doors: Existing windows and doors including the window sash, glass, lintels, frames, molding, shutters, and steps, should be retained and repaired whenever possible. If a new window or door must be used, it should be of a compatible material to the front facade. Changing the size or arrangement of window panes, muntins and rails where they contribute to the historic and architectural character of the building is discouraged. Inappropriate window or door features on significant facades are discouraged.
2. Storm Windows: Exterior storm windows and doors may be installed if they are visually unobtrusive, do not cause damage to existing frames, and can be removed in the future. Storm windows should match the trim color. Mill-finished aluminum can be painted to match.
3. Porches and Steps: Porches and steps which are appropriate to the building and the site should be retained. The original material and architectural features of porches and steps should be retained whenever possible.
4. Roofs: The original roof shape should be preserved. All architectural features which give the roof its essential character should be preserved or replaced in a compatible manner.
5. Architectural Metals: Architectural metals should be cleaned when necessary with an appropriate method that does not abrade the surface.
6. Masonry Surface and Repointing: Original masonry should be retained whenever possible, without applying any surface treatment, including paint. When repointing of mortar joints is absolutely necessary, old mortar should be duplicated in composition, color, texture, method of application and joint profile. The surface cleaning of structures shall be undertaken with the gentlest means possible.

7. Walls, Fences and Railings: Removal or replacement with inappropriate material or design is discouraged, where these are historically or architecturally important elements of the design and character of the structure and district.

B. Wood Frame Buildings: Architectural features such as cornices, brackets, window and door molding and details, clapboard, weatherboard, shingles and other wood siding are essential and parts of the character and appearance of frame buildings, should be retained and preserved whenever possible. Frame buildings should not be resurfaced with new materials which are inappropriate for the building or which will cause deterioration of the original structure.

C. Structural Systems: Existing foundations should not be disturbed with new excavations that could undermine the structural integrity of the building.

D. Mechanical Systems: Exterior cables, i.e., electrical, telephone and cable TV, should be installed in places where they will be visually unobtrusive. Audio/video antenna and mechanical equipment, i.e., air conditioning and solar panels, should be placed in as inconspicuous a location as possible.

Appendix C

DESIGN GUIDELINES FOR LIGHTING AND SIGNAGE

LIGHTING

Purpose - To provide visual affordability, to insure proper protection and security, to promote and maintain public safety.

A. **Signage Restrictions**

1. May be lit only during hours open for business.
2. All flood and spot lights on ground level are to reflect only on signs or points of interest. Light beams may not cross or interfere with any line of vision or sight view of pedestrians and vehicular traffic.
3. Light source must be covered with reflecting shield and meet safety guidelines as stated under Illumination of Signage.
4. Wattage addressed under Illumination of Signage.

B. **Parking Lots Lighting Specifications**

1. Pole lights not to exceed 25 (twenty-five) feet.
2. Illumination not to exceed 1-2 (one to two) candle feet at most distance point on lot.
3. Illumination to be reduced after business hours or 11 p.m., but to maintain adequate security.

C. **General Lighting**

1. Particular care and planning are to be afforded the entire property area in order to eliminate crime spots and to maintain public safety.
2. Important areas for proper illumination are streets, sidewalks, stairwells, walkways, paths, and parking areas.
3. Security lighting to be maintained after business hours and 11 p.m.

SIGNAGE

Purpose - To reflect Hereford's unique character heritage, to provide for pedestrian and traffic safety, and to identify public buildings, emergency centers, consumer needs, tourist information, and other points of interest.

A. **Design and Placement of Signage**

1. Types
   a. Wall - that attached directly to wall
   b. Projecting - attached to wall and projecting out (usually at a 90° angle)
   c. Free standing (own support, anchored to ground)
2. Simplicity
   a. Key factor to good design and legibility
   b. Bold, easy, recognized symbols and clear crisp lettering
   c. Enhances area of location
3 Color
   a. Background
   b. Contrasting letters
   c. Emphasis (borders, motifs, shading for dimensions)
4. Message
   a. Keep simple for rapid comprehension by public
   b. Pictures, symbols, logos add individuality and character
5. Size
   a. Keep in scale with viewer location and speed
   b. Scaled to building
   c. Blend with architectural design

B. **Material and Construction of Signage**

1. Durable and weatherproof
2. Natural and man-made materials that blend/complement and are attune to building design
3. Recognized business items and figures may be used as a sign, e.g., barber pole, a red cross, fire engine, food item, animals, etc., and Historical designated items.

C. **Illumination of Signage**

1. Projecting signs may be illuminated by concealed lighting at top of sign, reflecting down on sign, with a shield covering sources of light
2. Free standing and wall mounted signs may be illuminated by:
   a. Shielded, safety protected light at ground level - must be stationary, grilled covered and tamper proof. Source must be concealed. Not to exceed 300 watts on any one side.
   b. Enclosed soft glow internal illumination. Not to exceed 50 candle foot power illumination level - Max. of 5 amps per unit.
3. No flashing, rotating or moving parts except for example types stated in B-3.

D. **Simplicity of Design**

1. No more than 3 (three) different type styles of lettering shall be used on same sign (to avoid cluttered appearance).
2. No more than 2 (two) different signs per building (attached and projecting).
3. No more than 3 (three) styles allowed on a multiple use building.
4. One free standing sign - not to include safety, traffic or public signs.
5. Small enter and exit signs may be used on doors or placed near main roads if traffic patterns warrant.
6. Color must be compatible, in good taste and complement design of building.
7. Message
   a. Adequately identify service, usage or activities.
   b. Promote safety and comfort for well-being of users from street, road and highway.
   c. Maintain character of surroundings.

E. **Size to be kept in scale with building, viewer, location and speed**

1. Wall/individual letters - scaled to building placement space. Not to cover any architectural detail.
2. Multiple use building - 2'x3' wall mounts allowed for each user entrance.
3. All free standing signs and spotlights are to be integrated with plantings and must be set back from road as to not interfere with sight view and right of way of pedestrian or motorist.
4. Free standing signs not to exceed 25 (twenty-five) sq. feet per side.
5. Projecting signs - at least 10 (ten) feet above pedestrian walkway.
6. No sign together with supporting frame work shall exceed 10 (ten) feet in height above ground level.
7. Small exit and enter signs at road side not to exceed 1 (one) foot by 2 (two) feet.
8. No letters, symbols or advertising items allowed above building roof line (cornice).

F. **All Others**

1. Temporary signs may remain up to 30 days. Exception may be construction signs, County permits or any government related usage, to be removed when project is completed.
2. All abandoned or discontinued signs shall be removed from premise within 30 (thirty) days by owner.
3. Special events may be posted up to 30 days ahead of event and removed at closing of event.
4. Window to remain free of signs except for temporary signs - blocking no more than 1/3 (one-third) of surface. Temporary signs to remain posted no longer than 30 days. Excluding small open and closed signs.

5. Small, low profile signs with business hours and credit card acceptance may be inconspicuously posted on door or window.
6. Non-conforming signs (existing before regulation) shall conform with current standards when replacing, painting or major repairs are needed.

G. **Prohibited Signs**

1. Billboards or flashing light signs.
2. Portable or trailer type
3. Streamers, pennants, ribbons, spinners and etc., only on a limited basis for special announcements, advertising or events no longer than 30 (thirty) days.
4. String lights only as part of holiday celebration.
5. No sign except for traffic, regulatory or informational sign shall use the words "STOP", "CAUTION", or "DANGER", none shall incorporate red, amber or green lights resembling traffic signals or resemble stop or yield signs in shape or color.
6. No sign that constitutes a hazard to pedestrian or vehicular traffic because of intensity or direction of illumination.
7. All signs shall be kept in a state of good repair and maintenance.
8. Permits and fees are according to County requirements.

Appendix D
INAPPROPRIATE USES

NOTE: These businesses are inappropriate due to one or more of the following concerns - water, sewerage, traffic, pollution, appearance and safety.

Business Type

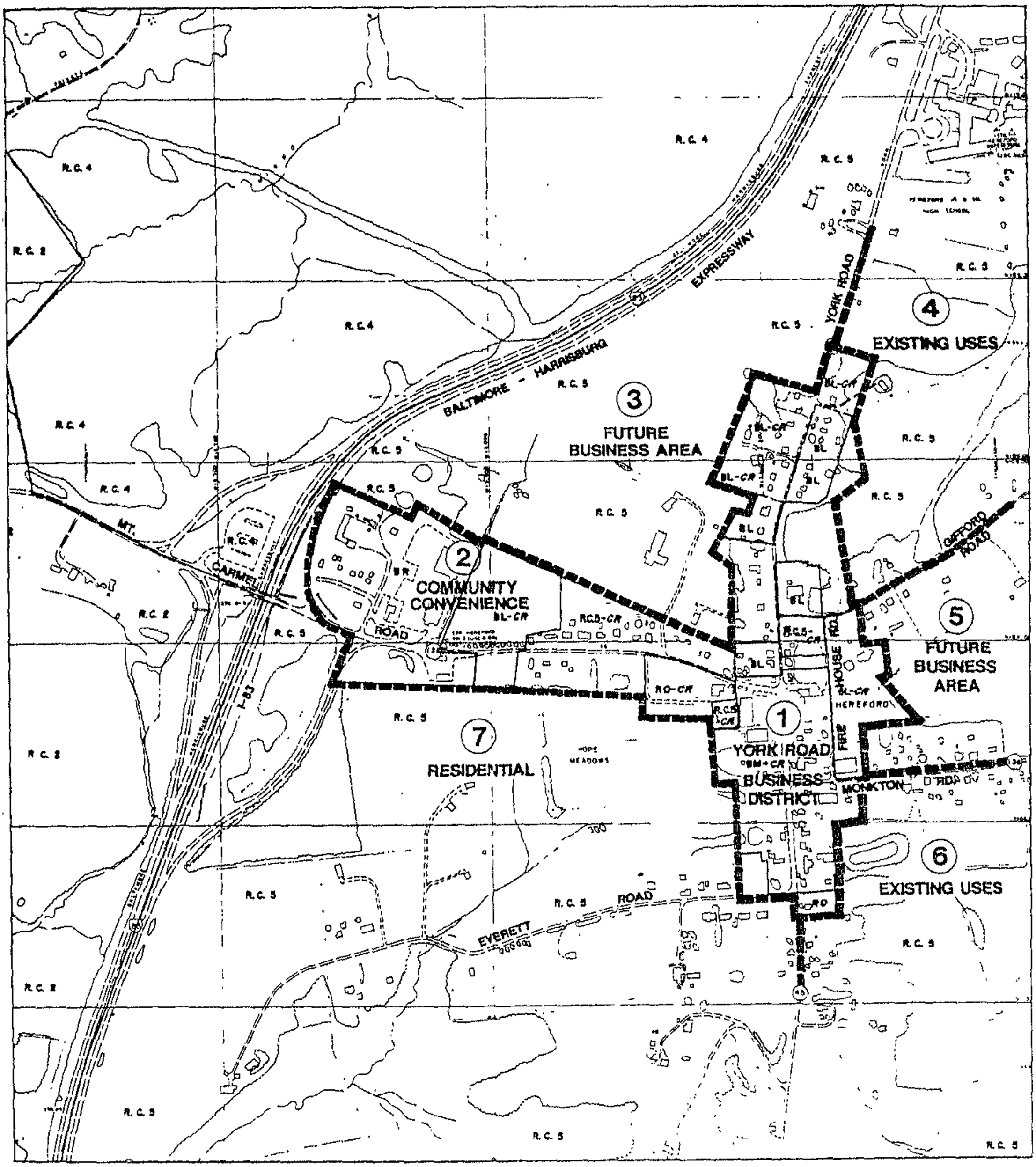
Dry Cleaning Plant
Arcade
Excavation
Auto Parking Lot
Animal Boarding
Picnic Grove
Printing Plant
Wholesale Commercial Killing
Sanitary Landfill
Wireless Transmitting/Receiving
Amusement Devices
Motel/Motor Court
Used Auto Sales
Storage Underground Gases
Drive-Thru Restaurant
Storage
Boat Yard
Sludge Disposal
Laundromat
Heliport
Kennel
Auto Sales
Race Track
Shooting Range
Antennas
Trailer Park
Truck Stop
Tavern
Warehouse
Car Wash

Appendix E

ACCEPTABLE LAND USES

USE	MAP SECTION*	LIMITATIONS/COMMENTS
Police Station	2, 3, 5	
Sr. Citizens Center	2, 3, 5	
Recreation Center	1 - 5	
Emergency Health Center	1 - 5	
Fast Foods	1 - 2	May be restricted by environmental constraints
Contractors (Light)	1, 2, 3, 5	
Restaurant	1 - 6	May be restricted by environmental constraints
Lumber Supply	1, 3	Accessory Use Only
Lumber Supply-Primary	1	
Farmers Market	1 - 6	According To County Definition
Day Care	1 - 7	
Recycle Center	1 - 5	Collection Only
Trailers		Temporary Use Only
Resident Art Salon	1 - 7	
Coin Operated Rides	1, 2, 5	Accessory Use Only
Community Swimming Pool	1 - 5	Connection W/Recreation Area
Photomat	2	Accessory Use
Public Utilities		
Service Center	1 - 6	
Service Station	1, 2	
Community Building	2 - 5	
Laboratory	1 - 6	Special Exception Only
Bed and Breakfast	1 - 7	
Small Retail		
Commercial Killing	3	
Residential	1 - 7	
Open Space	1 - 7	

*See Map _



APPROPRIATE USE LOCATIONS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 10

Appendix F

LITERATURE CITED

Clemens, S.B. and C.E. Clemens. 1983. From Marble Hill to Maryland Line. An Informal History of Northern Baltimore County. C.E. & S.B. Clemens, Baltimore, MD 76 p.p.

Goodman, W.I., editor. 1968. Principles and Practice of Urban Planning. International City Manager's Association, Washington, D.C.

Legg Mason Realty Group. 1989. Economic Forecasts for Baltimore County's 1989 Master Plan. Baltimore, MD.

A C K N O W L E D G E M E N T S

Hereford Plan Committee

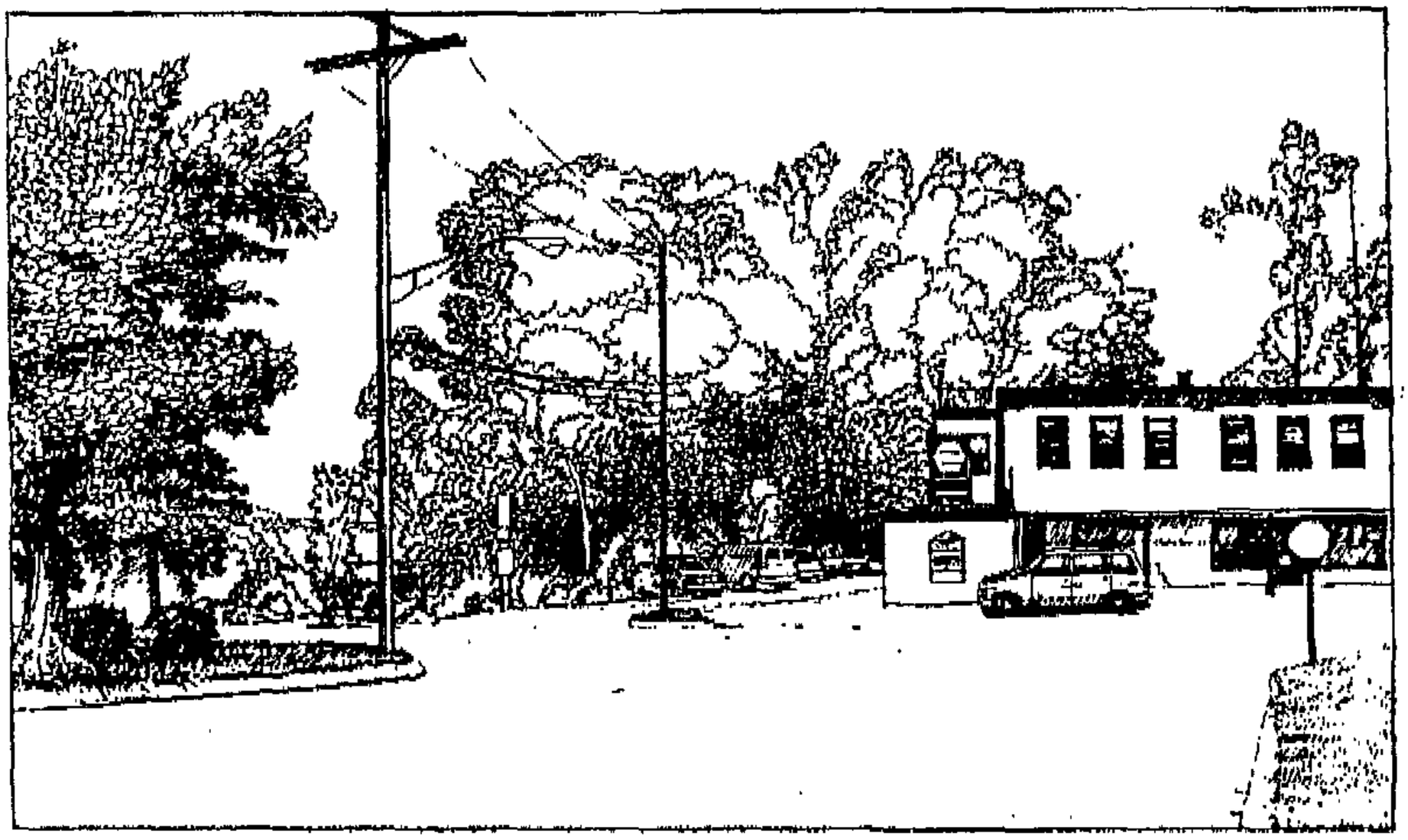
Baltimore County Office of
Planning and Zoning

Baltimore County Department of Public Works

Baltimore County Department of
Environmental Protection and Resource Management

Economic Development Commission

Baltimore County Government
Office of Planning and Zoning
Towson, MD 21204
887-3211



PETITIONER'S

EXHIBIT NO. 7

• Baltimore County • Focus on Community •

HEREFORD COMMUNITY PLAN

As Adopted By The Baltimore County Council on May 6, 1991

COUNTY COUNCIL OF BALTIMORE COUNTY

BERCHIE L. MANLEY
First District

MELVIN G. MINTZ
Second District

CHARLES A. RUPPERSBERGER, III
Third District

DOUGLAS B. RILEY
Fourth District

VINCE GARDINA
Fifth District

WILLIAM A. HOWARD, IV
Sixth District

DONALD C. MASON
Seventh District

BALTIMORE COUNTY PLANNING BOARD

HAROLD GIBBS REID
Chairman

ELIZABETH L. HEALEY
Vice Chairman

WILLIAM J. BAUMAN
I. WILLIAM CHASE
ALFRED E. CLASING, JR.
DR. NANCY L. CONNOR
CHARLES H. CULBERTSON
PHILIP EDWARDS
DOROTHY FOOS
MICHAEL D. JOHNSON
STEPHEN W. LAFFERTY
JOSEPH M. LESHKO
CHESTER J. MADIGAN
MELVIN L. PATTERSON
PHILLIP W. WORRALL

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1991, LEGISLATIVE DAY NO. 9

RESOLUTION NO. 24-91

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, MAY 6, 1991

A Resolution to adopt the Hereford Community Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan calls for the adoption of a community-based Plan for Hereford to provide for growth in a manner which protects and enhances the unique character of the town and is also environmentally responsible; and

WHEREAS, by Resolution adopted March 15, 1990, the Baltimore County Planning Board adopted the Hereford Community Plan dated November 16, 1989 and amended March 5, 1990, to constitute a part of and an amendment to the Master Plan; and

WHEREAS, the County Council held a public hearing on the recommended Hereford Community Plan on June 26, 1990.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Hereford Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 1989-2000 to be a guide for the development of Hereford, subject to such further modifications as deemed advisable by the County Council.

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

RESOLUTION
Adopting and Recommending
the
HEREFORD COMMUNITY PLAN

Dennis F. Rasmussen
County Executive

WHEREAS the Baltimore County 1989-2000 Master Plan calls for the adoption of a community-based Plan for Hereford to "provide for growth in a manner which protects and enhances the unique character of [the] town and is also environmentally responsible"; and

WHEREAS the Hereford Plan Committee, consisting of residents, business owners, and community groups, has been working with extraordinary diligence since 1987, with assistance from County staff, to prepare a Plan for the Hereford area, which is a logical unit for planning within Baltimore County; and

WHEREAS the draft Hereford Community Plan, as submitted on November 16, 1989, addresses the goals in the Master Plan and was the subject of a public hearing by the Planning Board on January 4, 1990; and

WHEREAS the draft Hereford Community Plan has been amended in response to the comments from the public hearing;

NOW, THEREFORE, BE IT RESOLVED, pursuant to Section 22-12 of the Baltimore County Code, 1978, that the Baltimore County Planning Board hereby adopts the Hereford Community Plan, November 16, 1989, as amended March 15, 1990, to constitute a part of and an amendment to the Baltimore County 1989-2000 Master Plan; and

BE IT FURTHER RESOLVED that the Hereford Community Plan shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

DULY ADOPTED by vote of the
Planning Board this 15th day
of March, 1990

Dave Fields

P. David Fields
Secretary to the Planning Board

HEREFORD COMMUNITY PLAN
BALTIMORE COUNTY, MARYLAND
March 20, 1990

COUNTY EXECUTIVE

Dennis F. Rasmussen

PLANNING BOARD

Harold G. Reid, Chairman
H. John Barnhart, Vice President
I. William Chase
Charles H. Culbertson
Barbara Jean DeGuilmi
Dorothy Foos, Hereford Plan Subcommittee
R. Scott Graham
John M. Kerney
Stephen W. Lafferty
Joseph M. Leshko
Judson H. Lipowitz, Hereford Plan Subcommittee
Chester J. Madigan
Richard Proctor
Phillip W. Worrall, Hereford Plan Subcommittee

TABLE OF CONTENTS

HEREFORD PLAN

I. Introduction 1

II. Land Use Analysis 5

III. Environmental Constraints 21

IV. Roads & Traffic 27

V. Site Design & Architecture 35

VI. Protection of Locally Important Buildings 43

VII. Planting Design & Landscape Views 47

VIII. Signage & Lighting 51

IX. Development Policies & Implementation 55

X. Appendices 61

(A) Hereford Planning Committee 63

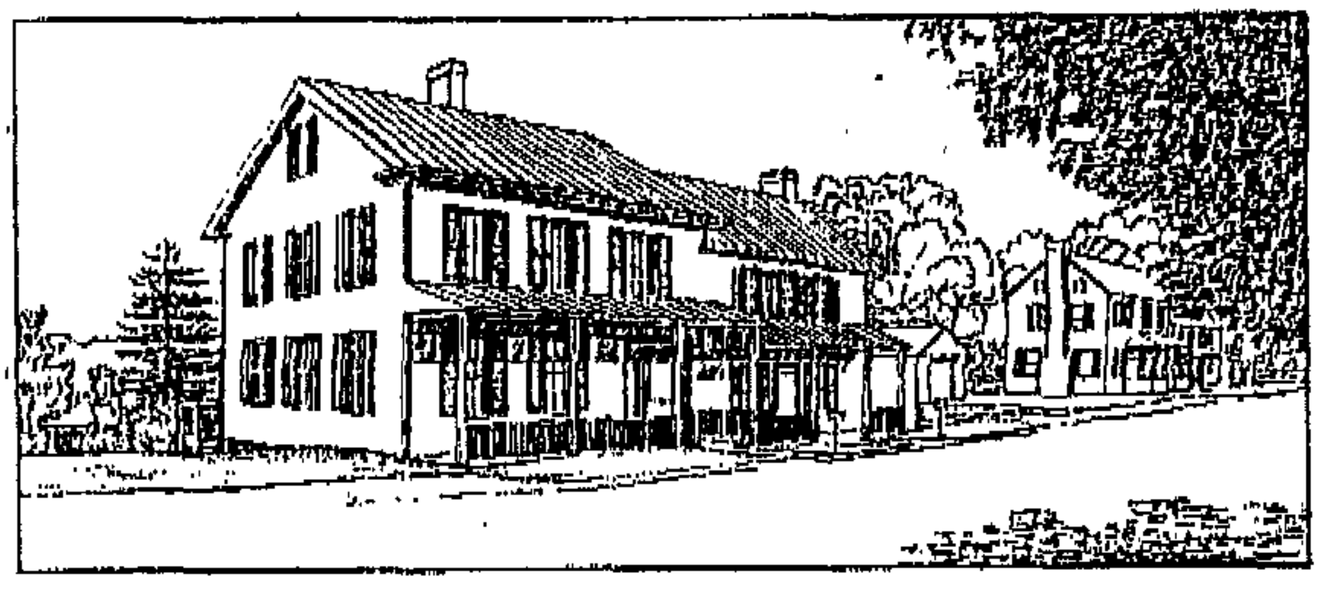
(B) Suggested Guidelines for Architectural Restoration . 65

(C) Design Guildelines for Lighting & Signage 67

(D) Inappropriate Land Uses 73

(E) Acceptable Land Uses 75

(F) Literature Cited 77



I INTRODUCTION

INTRODUCTION

In 1987, as a result of concerns expressed by residents, business owners and community groups in the Northern Baltimore County area, Third Councilmanic District Councilman, C.A. "Dutch" Ruppersberger, III, requested an analysis of the commercial village of Hereford. The Office of Planning and Zoning produced a report in September of 1987, entitled, "Hereford a Preliminary Analysis."

The major conclusions of the report called for the following actions: 1) a need for a community plan which would identify the function, form, size and character of Hereford as a rural town center; 2) a set of design standards; 3) new or revised legal controls to guide future growth; and 4) no zoning changes until a community plan is developed.

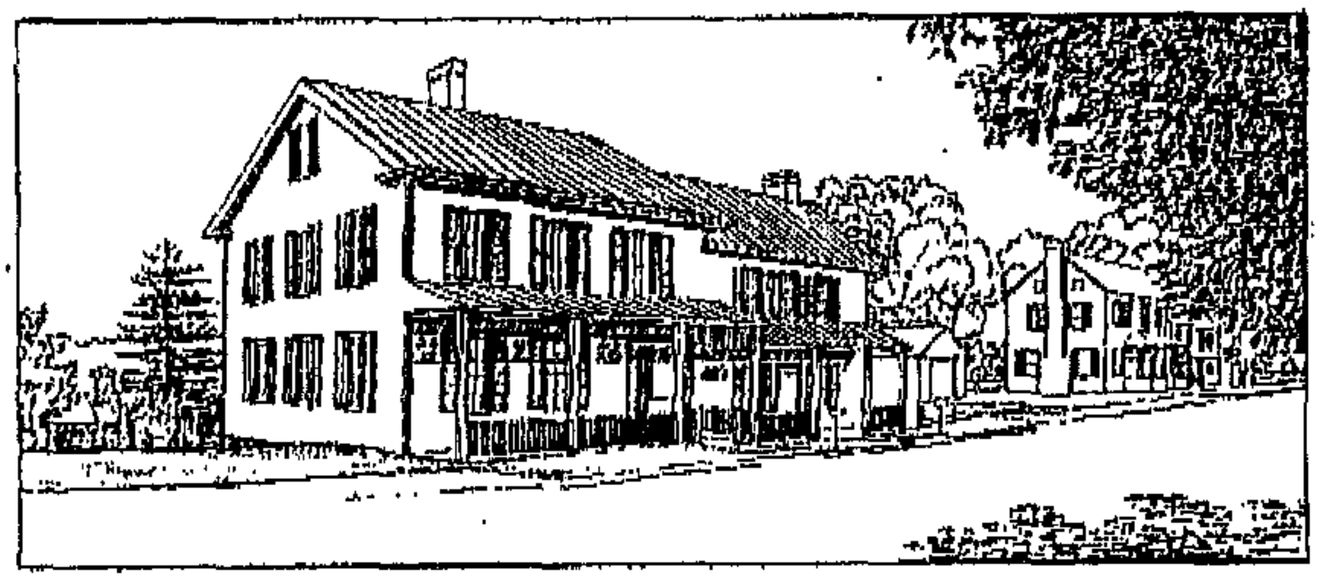
This Plan completes the actions called for in that report. In the zoning of 1988, the Councilman appointed a citizen group to develop a plan. The group included representatives of the farming community, volunteer fire company, local business association, and surrounding community associations. Later in the year additional representatives were added to represent Hereford-at-large and the Hereford Community Association.

Committee members have met two to three times a month from May 1988 to May 1989 to develop recommendations for a plan. The Committee created three sub-committees (Roads and Traffic, Long Range and Architectural/Design Landscape) to work on specific areas of concern. The Committee held two town meetings, one on August 23, 1988 and the second on May 23, 1989 to present their ideas to the public for review and comment. The Hereford Community Association also held several meetings to provide recommendations to the Hereford Plan Committee.

This plan represents the product of the Committee's dedication and persistent efforts. The Committee struggled over the often conflicting concerns of providing for reasonable growth and economic development and maintaining the rural qualities of the town and surrounding areas. Below is a list of the goals the Committee used to develop this plan.

HEREFORD PLAN GOALS

1. To develop a plan that delineates limits of growth and serves the basic needs of the community and tourists.
2. To maintain integrity of the rural area.
3. To create a business center for rural residential and agricultural communities.
4. To geographically concentrate the business community, thus minimizing spot zoning in other parts of the study area and in other areas of the northern County.
5. To address traffic problems which exist in Hereford.
6. To preserve the historical significance of Hereford.



II. LAND USE ANALYSIS

LAND USE ANALYSIS

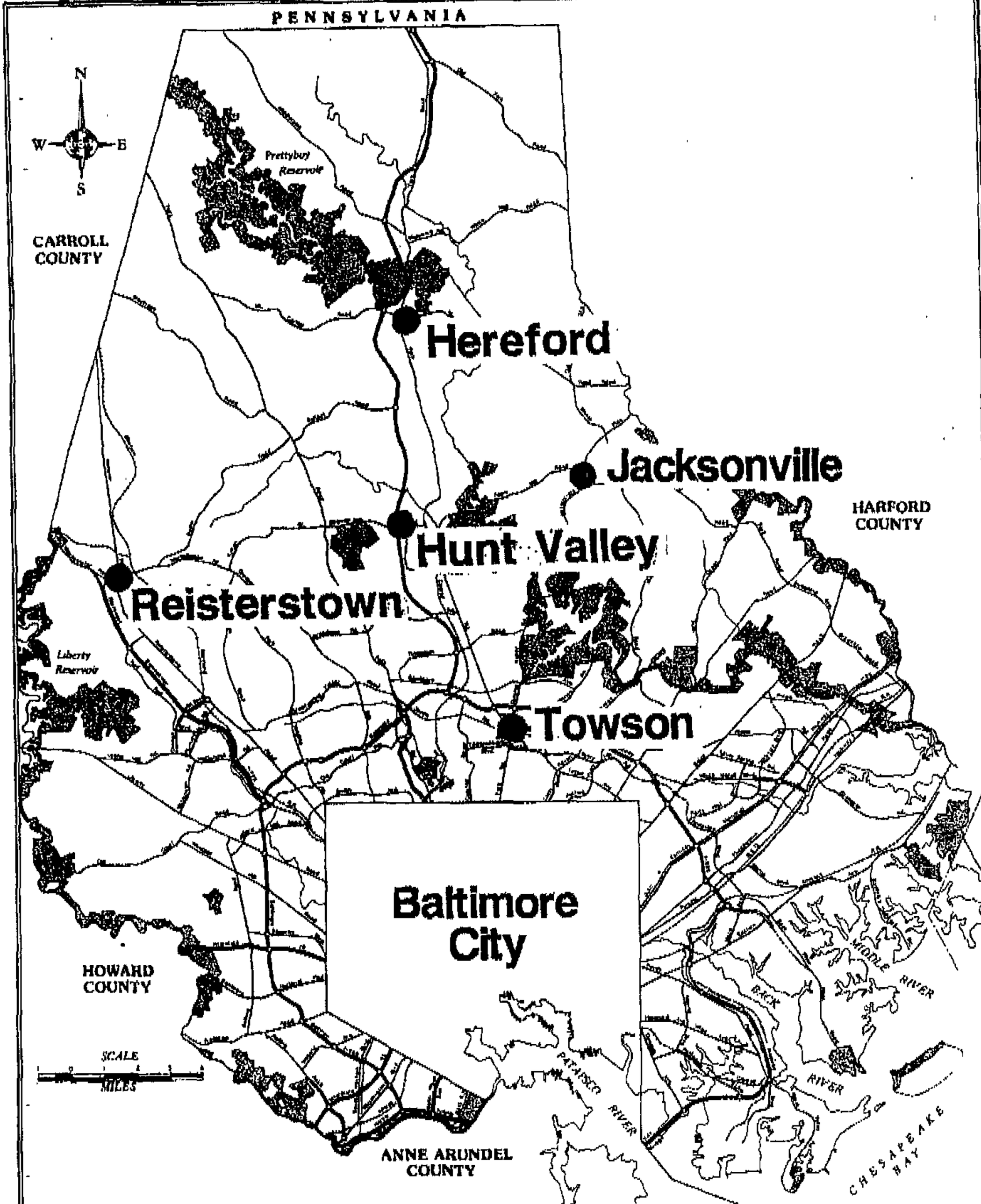
Hereford is the rural town center for the central part of Northern Baltimore County (Map 1). This distinction is due to both its historic role in the development of Baltimore County (see Section VI) and its strategic location at a major crossroads with a full interchange to I-83.

The 1989-2000 County Master Plan reinforces the role of Hereford as a Rural Town Center and calls for "growth in a manner which protects and enhances the unique character of each town and is also environmentally responsible." This role was implicit in the Hereford Plan goals listed in the previous chapter.

The land use goal for Hereford is to provide for limited appropriate commercial growth in a centralized area that does not exceed environmental constraints. Commercial services are to be limited to serving the needs of Hereford residents, the agricultural community, as well as tourists.

The following land use analysis was conducted to ascertain the amount of commercial land currently available and to determine the need for, and if appropriate, location of, additional commercial zoning. The analysis was based on 1988 and early 1989 information. The method used was to determine the amount of existing commercial and office zoning in Hereford and the amount of commercial zoning not utilized. The next step was to determine projections for commercial demand and to compare this with what is available. The final step of the analysis was to make recommendations for future zoning changes.

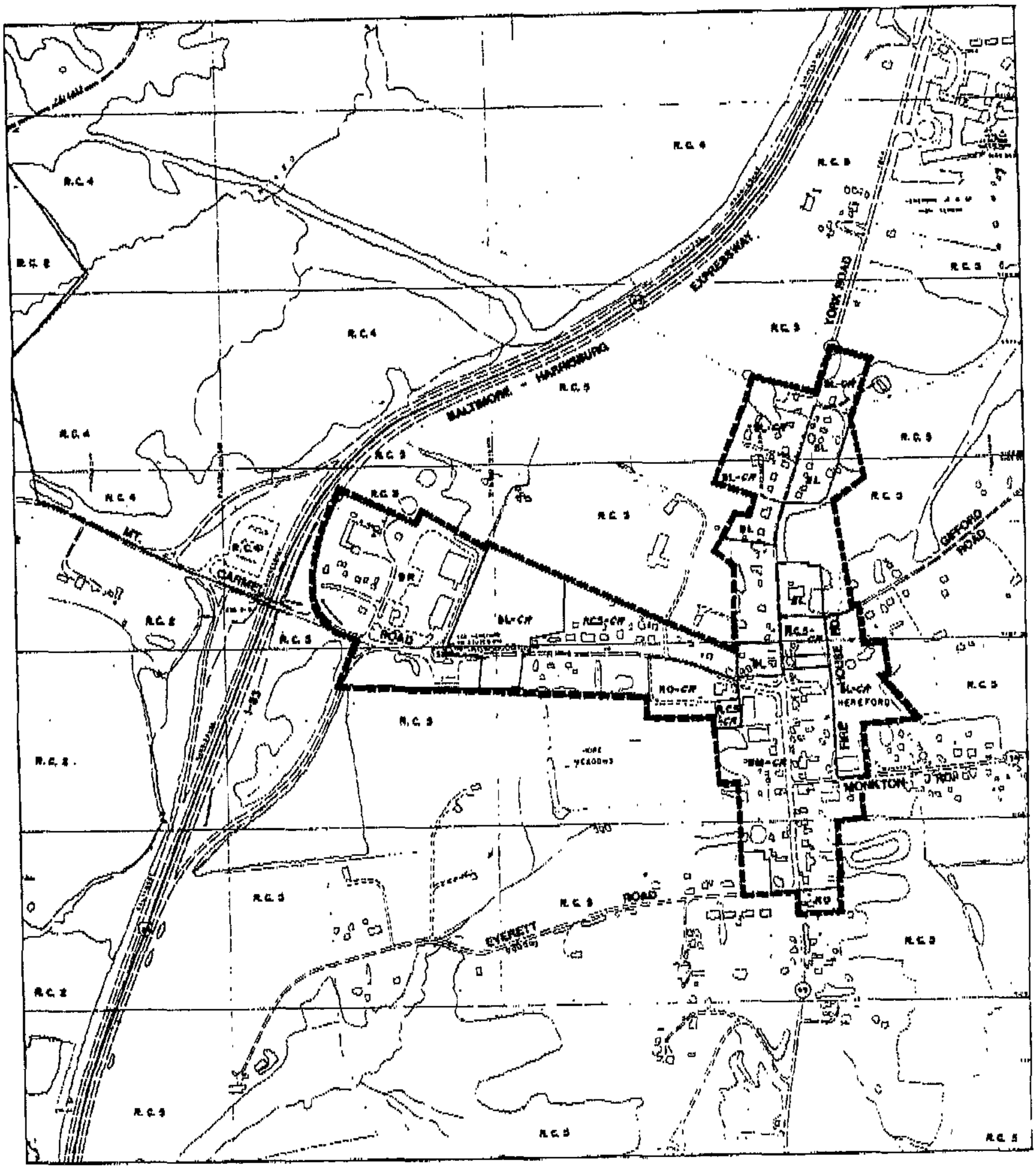
The Commercial Rural District (C.R. District) was adopted by County Council on July 5, 1988. The C.R. District provides regulations which serve to: provide for development that can be sustained by the environment; improve the aesthetics of rural commercial development and protect historic features.



MAP 1

HEREFORD LOCATION MAP

BALTIMORE COUNTY, MARYLAND



LEGEND

Hereford Committee C.R. District Boundary Recommendation (September 1968)

COMMERCIAL RURAL DISTRICT BOUNDARY

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 2

For the purposes of this study a reasonable commercial district boundary was determined for Hereford. This boundary was based on existing land use, access of properties, land constraints and the existing zoning. This boundary is indicated on Map 2.

The zoning for that area as indicated on the 1988 Comprehensive Zoning Map is shown in Table 1. There is 48.5 acres of zoning within the commercial rural district overlay. This includes 10.7 acres of rural-residential, 2.8 acres of residential office, 19.6 acres of business local, 15.4 acres of business-major. Commercial areas which are not covered by the commercial district overlay include 4.4 acres of rural-residential, 0.6 acres of residential-office, 6.5 acres of business-local and 16.9 acres of business-roadside.

TABLE 1. HEREFORD RURAL TOWN CENTER
ZONING SUMMARY
(1988 Baltimore County Comprehensive Zoning Map, 1" = 200' scale)

ZONING	ACRES
C.R. District	
Rural-Residential (RC 5-CR)	10.7
Residential-Office (RO-CR)	2.8
Business Local (BL-CR)	19.6
Business Major (BM-CR)	15.4
Non District	
Rural-Residential RC 5	4.4
Residential-Office RO	0.6
Business Local BL	6.5
Business Roadside BR	16.9
TOTAL	76.9

A land use inventory was conducted in 1988. The results indicated that there was 41 acres of commercial use, 6 acres of institutional use, 22 acres of residential use and 8 acres of vacant land (Table 2).

This survey indicated that in addition to the four acres of rural residential there is 26 acres of commercially zoned land not in commercial use. This includes the properties which were zoned commercial and rural-residential commercial rural in 1988.

TABLE 2. HEREFORD RURAL TOWN CENTER LAND USE	
TYPE	ACRES
Commercial	41
Institutional	6
Residential	22
Vacant	8

An assessment of commercial square footage was determined using the 1988 survey information and 1989 building permit information (Table 3). The results indicated that there was approximately 120,875 gross square feet in the commercial core which can be broken down into three categories. The first category is local retail and is estimated to be 38,585 gross square feet. The second, category is local services and medical services which is estimated to be 23,360 gross square feet. The third category is mixed-multi-tenant retail which is estimated to be 58,930 gross square feet.

TABLE 3. ESTIMATED COMMERCIAL SQUARE FOOTAGE IN HEREFORD, 1988	
TYPE	ESTIMATED* GROSS SQUARE FOOTAGE
Local Retail (hardware, gasoline, auto supply, food, etc.)	38,585
Local Services & Medical Services	23,360
Mixed Retail & Office Use and Regional Services	58,930
TOTAL	120,875

* Based on 1987 Baltimore County Aerial Photographs (1" = 200')

It is difficult to determine the appropriate amount of commercial and commercially zoned land that will meet existing and future demand and allow for appropriate growth. For the purposes of this plan, it was decided to determine what the range of projected demand for commercially zoned land is for Hereford .

The two projections used to estimate potential demand were the Legg Mason Realty Group and the Regional Planning Council's (RPC) Round III-A projections. The Legg Mason Realty Group was commissioned by the County to prepare economic forecasts for Baltimore County's 1989 Master Plan. Their forecast represents an aggressive future growth based upon past growth patterns. The RPC's figures are based upon a conservative forecast that is tempered by regional patterns and jurisdictional allocations. This accounts for the large discrepancy between the two projections.

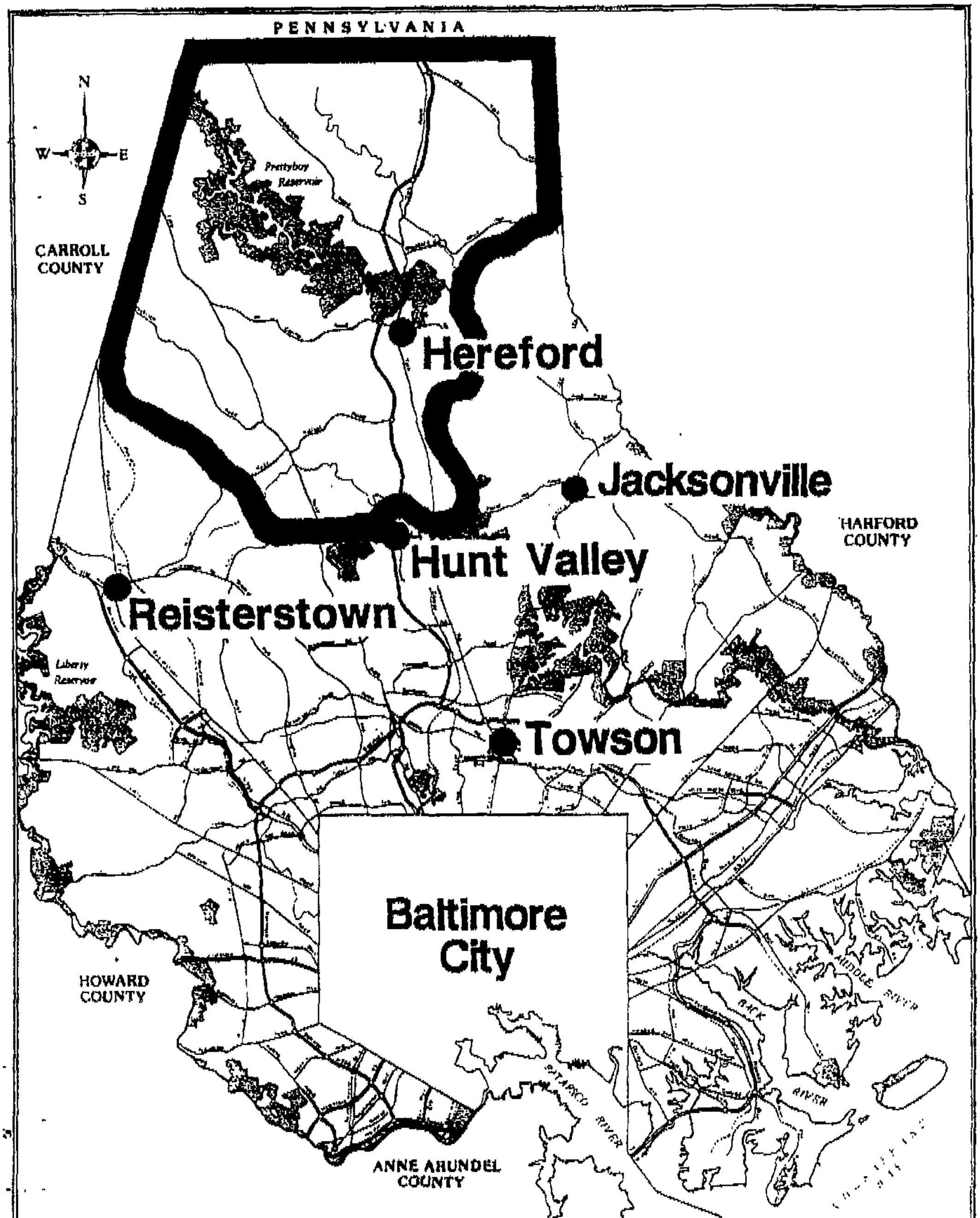
The market area for Hereford begins to the north of Hunt Valley, it is bordered on the west by Carroll County and on the north by Pennsylvania. The eastern boundary is the Northeast Market Area (Map 3). This is an area of approximately 150 square miles.

The Legg Mason Study projects an increase of 3407 new people and 1608 new units in this market area by 1995. The Regional Planning Council Round III-A projects 627 new people and 777 new units (Table 4).

TABLE 4. POPULATION AND HOUSEHOLD PROJECTIONS

		1995	
North Market Area	1989	III-A	LMRG*
Population	20,940	21,567	24,347
Households	7,613	8,390	9,221

* Legg Mason Realty Group



MAP 3

NORTHERN MARKET AREA

TABLE 5. RETAIL AND OFFICE PROJECTIONS		
	1995	
North Market Area	III-A*	LMRG**
	Square Feet	
Office	17,100	93,617
Retail	11,800	63,784
TOTAL	28,900	157,234

* These were extrapolated based on the Regional Planning Council Round III-A Projections.

** Legg Mason Realty Group

Using a projection that assumes the number of people employed in services is proportional to population increase, a projection was derived for additional commercial and office. Given the planning objectives (proposed 1989 Master Plan) of concentrating future commercial and office use for this market area in Hereford, we can adjust typical demand allocations for urban central business districts (50% in central business, 30% in satellite and 20% in other locations, Goodman, 1968) to 70% in rural town centers, 20% in rural villages and 10% in satellite locations.

The two projections indicate for the Northern Market Area a projected range of demand by 1995 for commercial and office between 28,900 gross square feet and 157,234 gross square feet (Table 5). With the assumption stated above that 70% will locate in Hereford, we can project a demand of between 20,230 gross square feet and 110,064 gross square feet depending on the extent of population growth in the area.

The amount of commercially zoned land presently available has the potential to yield 116,741 gross square feet (Table 6). Existing commercial buildings on small lots in Hereford have an average floor area ratio (F.A.R.) of 0.06. The C.R. District zoning regulations permit a 0.2 F.A.R. There are 18 acres of existing commercially zoned land that are in residential use on small lots. If this entire acreage were to be converted to commercial it would yield 47,045 gross square feet at a F.A.R. of 0.06 and 156,816 gross square feet at a F.A.R. of 0.20. Larger projections based on F.A.R. of 2.0, 3.0 or 4.0 are not realistic due to physical site constraints of the small lot size and requirements for onsite wells and sewage disposal.

It is easier to project the potential buildout of the 8 acres of vacant land. This acreage is in two larger parcels. Using the F.A.R. of 0.20 which is the C.R. District limitation, these locations could provide for an additional 69,696 gross square feet of commercial and office in Hereford.

TABLE 6. ESTIMATED POTENTIAL COMMERCIAL GROSS SQUARE FEET

TYPE	ACRES	FAR	
GROSS SQUARE FOOTAGE			
Small Residential Lots	18	0.06	47,045
Vacant Lots	8	0.2	69,696
TOTAL			116,740

Although the above projections indicate there is presently sufficient zoning to meet the projected demand, they do not give an indication as to the type of development that may be needed to satisfy the projected demands. As has been discussed, Hereford's commercial services can be classified into local retail, local service and medical, and mixed retail and regional services. The local retail and to certain extent local service building size is between 1,000 and 5,000 gross square feet. The mixed retail and office-regional buildings are between 10,000 and 20,000 square feet.

In summary, review of the commercial core indicates that there are numerous additional opportunities for conversion of small residential properties to small commercial uses. The opportunity for the larger multi-tenant development is restricted to two sites of which only the property located near I-83 has good access. Thus, there may be the long term need to provide for additional commercial zoning.

The area most suitable for future commercial development is north of Mt. Carmel Road and bounded by I-83 on the west, the existing commercial zoning on the east and the limits of the existing C.R. District to the north. The area is shown on Map 4. This area was selected in order to concentrate present and future growth of commercial.

The commercial zoning was increased in the 1988 Comprehensive Zoning Process and this Plan calls for some expansion in 1992 with the addition of remaining residential within the proposed C.R. District. What is listed as future commercial is intended to be that area where growth should ultimately be directed. In addition to not rezoning this area in the near future, the rezoning should be phased so as to provide for limited controlled growth.

The objective with respect to future commercial growth is to try to maintain the compact nature of Hereford. To achieve this it is recommended that there be no commercial expansion to the north or south along York Road. The western boundary of commercial should continue to be the I-83 interchange. Expansion of commercial to the east should be in concert with the potential Mt. Carmel Road expansion.

There is currently a wide range of private services available in Hereford (Table 7). The range of public and institutional services is less broad (Table 8) but an important addition was the Hereford Branch of the Baltimore County Public Library System in 1988.

TABLE 7.

HEREFORD RURAL CENTER

LIST OF PRIVATE SERVICES

MEDICAL
- Dental
- Optical
- Pharmacy
- Chiropractor
- Physical Therapist
- Pyschologist
- Internal Medicine
- Orthodontic

LAW OFFICE
VETERINARY
LIQUOR
AUTO REPAIR
FEED STORE
HARDWARE
INSURANCE
BARBER SHOP
REALTOR
COMPUTER-OFFICE SUPPLIES
BANKS
CONVENIENCE STORE
SUPERMARKET
DRY CLEANER
VIDEO RENTAL & SALES
RESTAURANT
- Breakfast & Lunch

CARRYOUT
CRAFT/CLOTHES
- Antiques
- Floral Design
- Stained Glass
- Consignment

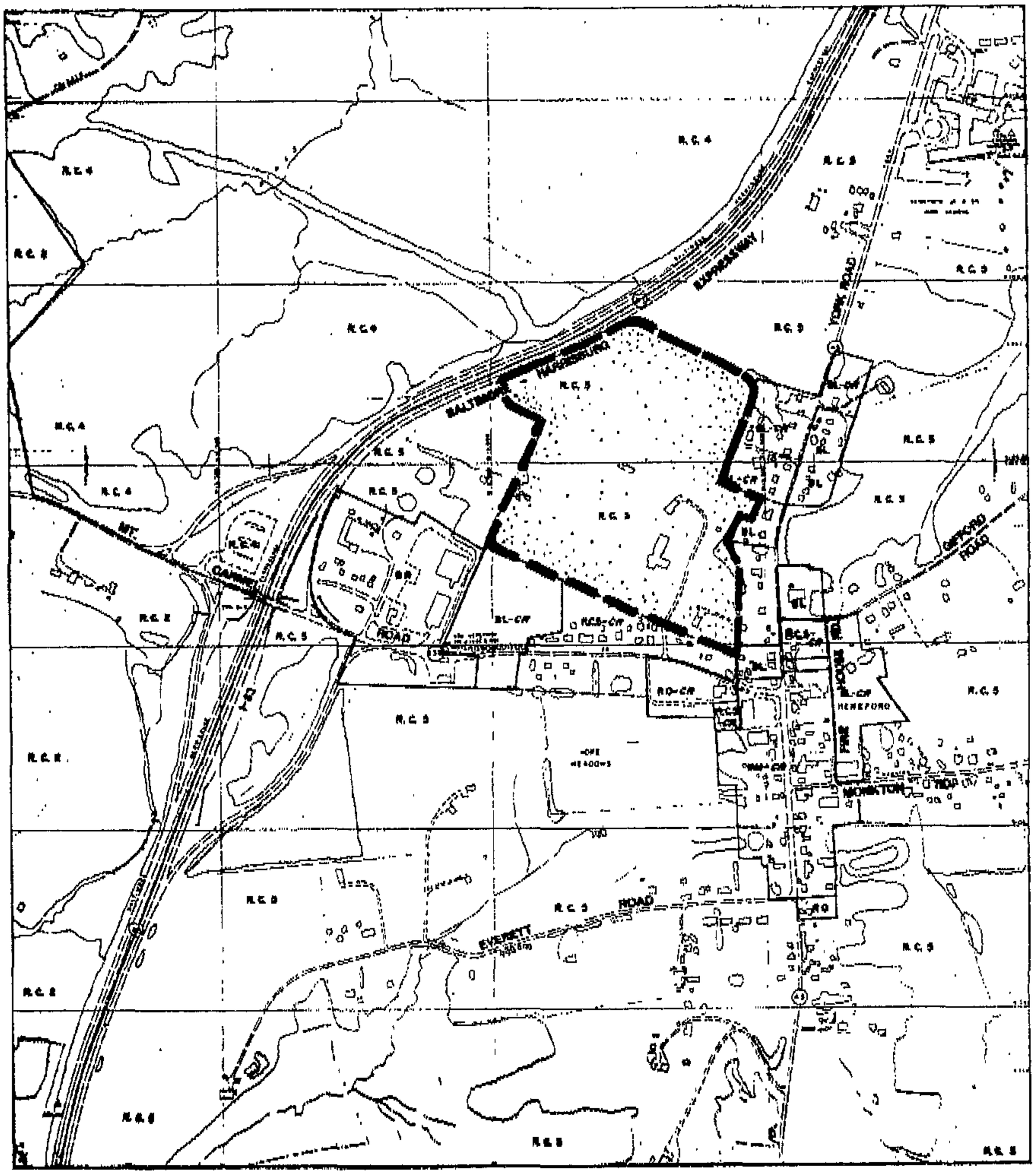
AUTO PARTS
SERVICE STATION
ACCOUNTANT
CONSTRUCTION OFFICE
MANUFACTORS REPRESENTATIVE

TABLE 8.

HEREFORD RURAL CENTER

LIST OF PUBLIC/INSTITUTIONAL SERVICES

LIBRARY
CHURCHES
POST OFFICE
FIRE STATION
AMBULANCE
STATE PARK LAND
HIGH SCHOOL



LONG RANGE POTENTIAL COMMERCIAL AREAS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 4

Revised 3-6-90

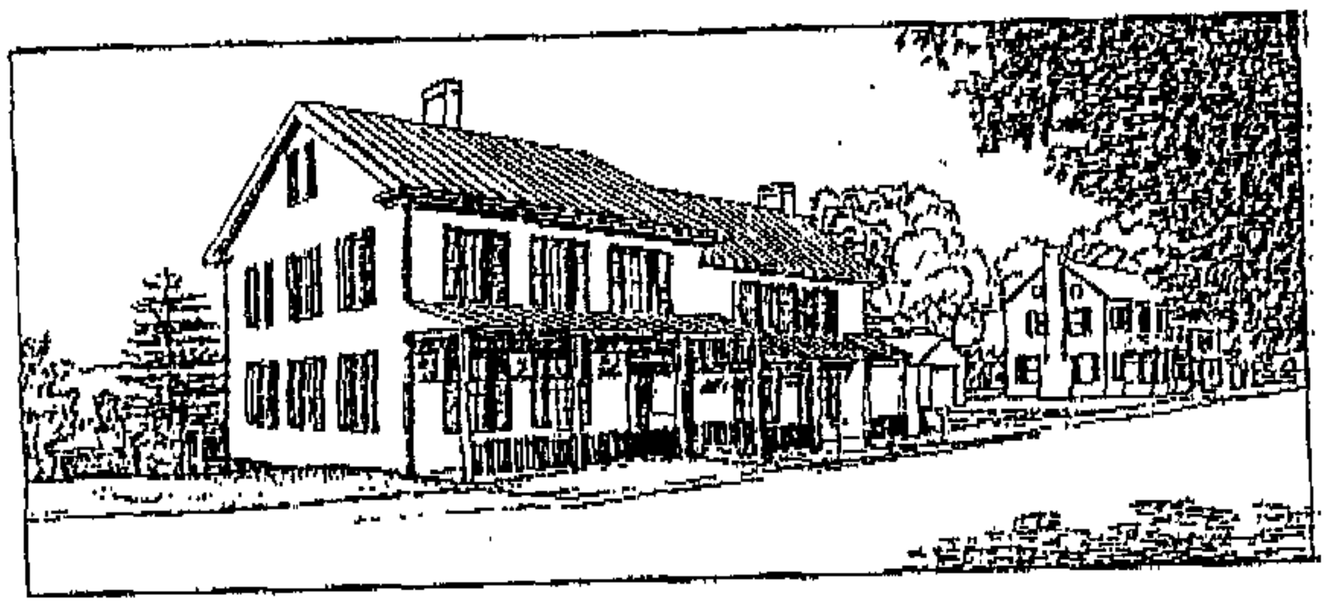
It is difficult to project the demands for new types of services. The alternative was to identify services which were not desired due to noise, odors, environmental constraints, and protection of residential properties. This list is indicated in Appendices D and E. A specific legal mechanism to prevent these uses is not recommended at this time. The list is advisory.

The C.R. District was designed to allow rural areas to develop services either unique to or in keeping with the rural character of Northern Baltimore County rural town centers, and are not intended to supply the complete range of services one would find in an urban area. The services here are the ones which provide safety, convenience and reduced trips, while servicing the rural residential and agricultural communities.

The Hereford Shopping Center and the BR areas located on the north and south sides of Mt. Carmel Road east of I-83 are currently zoned BR. They do not contain historic structures, and are composed of larger commercial uses including a grocery store, drug store, offices, bank, service station, fuel oil office and terminal, as well as a large, newly expanded SHA complex. They are proposed for inclusion in the CR District for environmental reasons, not for protection of historic buildings of the commercial core. It is expected that they need to be expanded, upgraded, renovated, sold and replaced as time passes. They should be viewed from primarily environmental standards, and less from the point of view of compatibility with the smaller scale buildings of the commercial core. These sites are currently in conformity with the existent BR Zone, and the intent of the CR District in <u>not</u> to convert them to the CR site standards.

ACTIONS

1) Map the C.R. District boundary (Map 2).
2) Consider rezoning the remaining residential properties within the C.R. District Boundary at the request of the property owner for the C.R. District overlay.
3) Map the long term consideration to amend the C.R. District boundary (Map 4).



III. ENVIRONMENTAL CONSTRAINTS

4) Consider changes to the C.R. District when necessary if the proposed project is compatible with all components of this plan, in particular to the site design guidelines, and if the lots have frontage on York and Mt. Carmel Roads as documented on the April 1, 1987 State Department of Assessments and Taxation property map (Number 22).
5) Consider rezoning to C.R. District all commercially zoned parcels within the proposed C.R. District boundary at the earliest appropriate time.
6) Concentrate commercial zoning for the Northern area in Hereford or other rural villages. Discourage commercial zoning along roads outside of these areas.
7) The services listed in Appendix D should be discouraged from locating in Hereford.
8) Encourage the location of services listed in Appendix E.

ENVIRONMENTAL CONSTRAINTS

The Hereford study area is located outside the planned service area for water and sewer as documented in the Baltimore County Water Supply and Sewerage Plan 1980-1990. The no planned service area is designated to the areas defined as rural and agricultural areas in the Baltimore County Master Plan 1979.

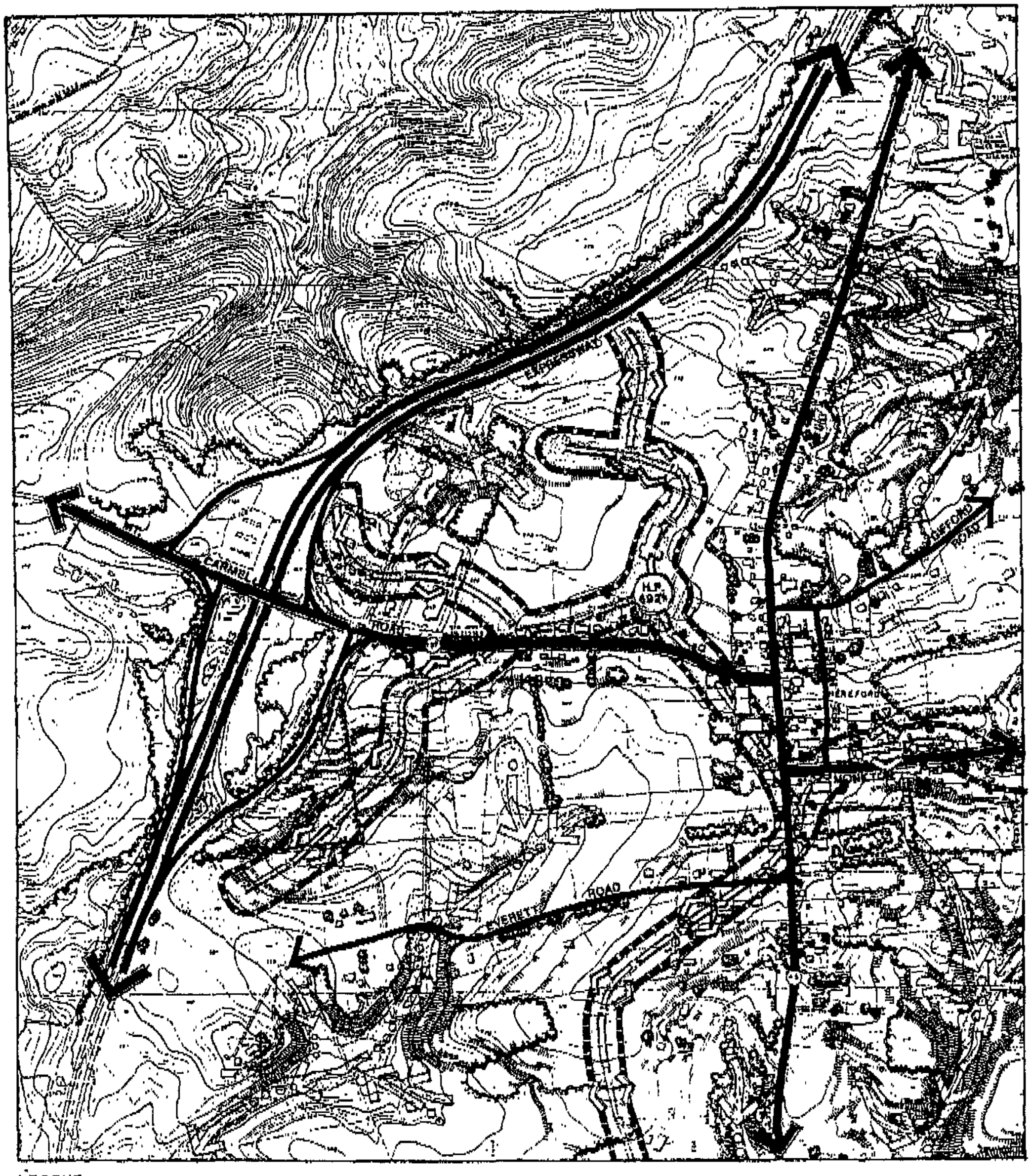
The environmental goals for the rural and agricultural areas include land use and resource protection components. The land uses were addressed in other sections of the Plan. The resource protection concerns focus on protection of groundwater and surface water. The emphasis for the protection of the water resources is to protect both existing and future public water sources.

The protection of surface water is provided through stormwater management and sediment control. These measures are required on proposed development plans with exemptions given to projects which disturb less than 5,000 square feet. The small parcel size, goal of adaptive reuse of existing buildings and the standard requirements for a certain number of parking spaces put severe constraints on being able to meet the requirements to provide stormwater management. This is generally not an issue on larger sites, greater than 2 acres, because there is enough space to locate an onsite stormwater management system.

The Department of Environmental Protection and Resource Management is the County agency with authority and responsibility for stormwater management. The Engineering Services Division reviews plans and makes site by site determinations.

The issue of stormwater management is further complicated by the three ridge lines in Hereford (Map 5). Although this is advantageous in that the runoff is dispersed, it precludes consideration of a single regional system. In addition, there is a lack of suitable outfalls for the commercially zoned areas.

The existing surface drainage systems in Hereford are old and should be investigated for adequacy.



LEGEND

- Woods
- Ridge Line
- High Point
- Steep Slopes (Over 20%)
- Major Drainage Course
- Secondary Drainage Course
- Hydric Soils
- Expressway
- Minor Arterial Road
- Major Collector Road
- Minor Local Road
- Potential Critical Recharge Area

ENVIRONMENTAL CONSTRAINTS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 5

The greatest immediate concern, from a resource protection standpoint, is groundwater. The small lot sizes with existing water supply and sewage systems that in a significant number of instances do not meet current standards makes the continued provision of potable groundwater an important issue. Furthermore, the small lot sizes in conjunction with placement of surrounding wells and septic systems, in many cases, leaves inadequate area for sewage disposal system repair. Potable water quantity has not been a major concern in the past, but with redevelopment, and greater parking requirements, provisions must be made to assure adequate well recharge. The location of three ridges in Hereford complicates this issue.

The three ridges in Hereford represent critical recharge areas where the groundwater system receives no significant increase in volume from upgradient locations (Map 5). Essentially it is that area associated with the top of the groundwater divide. Decreases in groundwater recharge due to increased impervious surface area should be avoided to ensure continued availability of groundwater to individual supply wells.

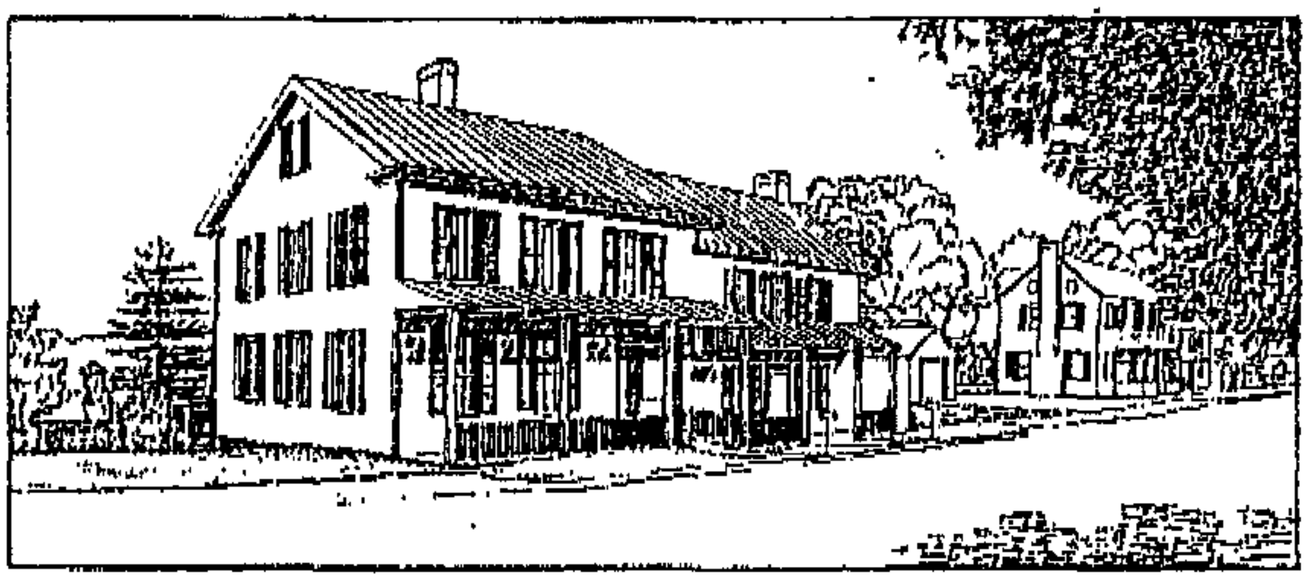
Groundwater quality was evaluated in the older commercial core along York Road. It was found that there are levels of concern for chlorides and nitrates. Although these levels do not pose an immediate health hazard, they raise the issue of long-term viability of existing wells, the concern for increasing impervious surfaces, and the concern for uses such as: dry cleaning facilities, furniture strippers and refinishers, car washes, restaurants, and beauty salons.

In summary, the environmental constraints in Hereford require greater consideration. The fostering of Hereford as a Rural Center with even limited growth presents conflict with meeting all environmental standards for well location, septic reserve, stormwater management, and limits on impervious surfaces. The consideration should include the following project studies:

(A) improvements to surface water drainage systems, (B) cost and operational feasibility of a community well system, (C) policies to link size of septic reserve area to permitted uses, (D) policies on impervious surface increases, (E) feasibility of community fire cisterns, and (F) feasibility of a community parking area. Much of this information is available but needs to be tailored to the specific scenario that exists in Hereford.

ACTIONS

1) The County Department of Public Works should prepare an engineering analysis of Hereford's surface drainage systems. In the event that a determination is made that improvements are necessary, these should be programmed into the Baltimore County Capital Improvement Program.
2) Survey existing groundwater sources for quality and quantity. Identify potential well protection areas in the event that remediation of individual sites is necessary.
3) Locate by field survey all water and sewer systems. Couple this information with hydrogeololgic conditions in the area to determine future requirements for assuring groundwater protection.
4) Investigate a comprehensive environmental strategy which should include consideration of programming projects into the Baltimore County Capital Improvement Program.
5) Require water balance assessment as part of the development information submitted by the developer in critical recharge zones (Map 5).
6) Provide for groundwater recharge zones in any critical yield area.
7) Require distributed infiltration for all storm water runoff.
8) Require the use of water conservation devices (i.e., low-flush toilets, low water use faucet adaptors, etc.).
9) Identify land uses not suitable from quality or quantity perspectives.



IV ROADS AND TRAFFIC

ROADS AND TRAFFIC

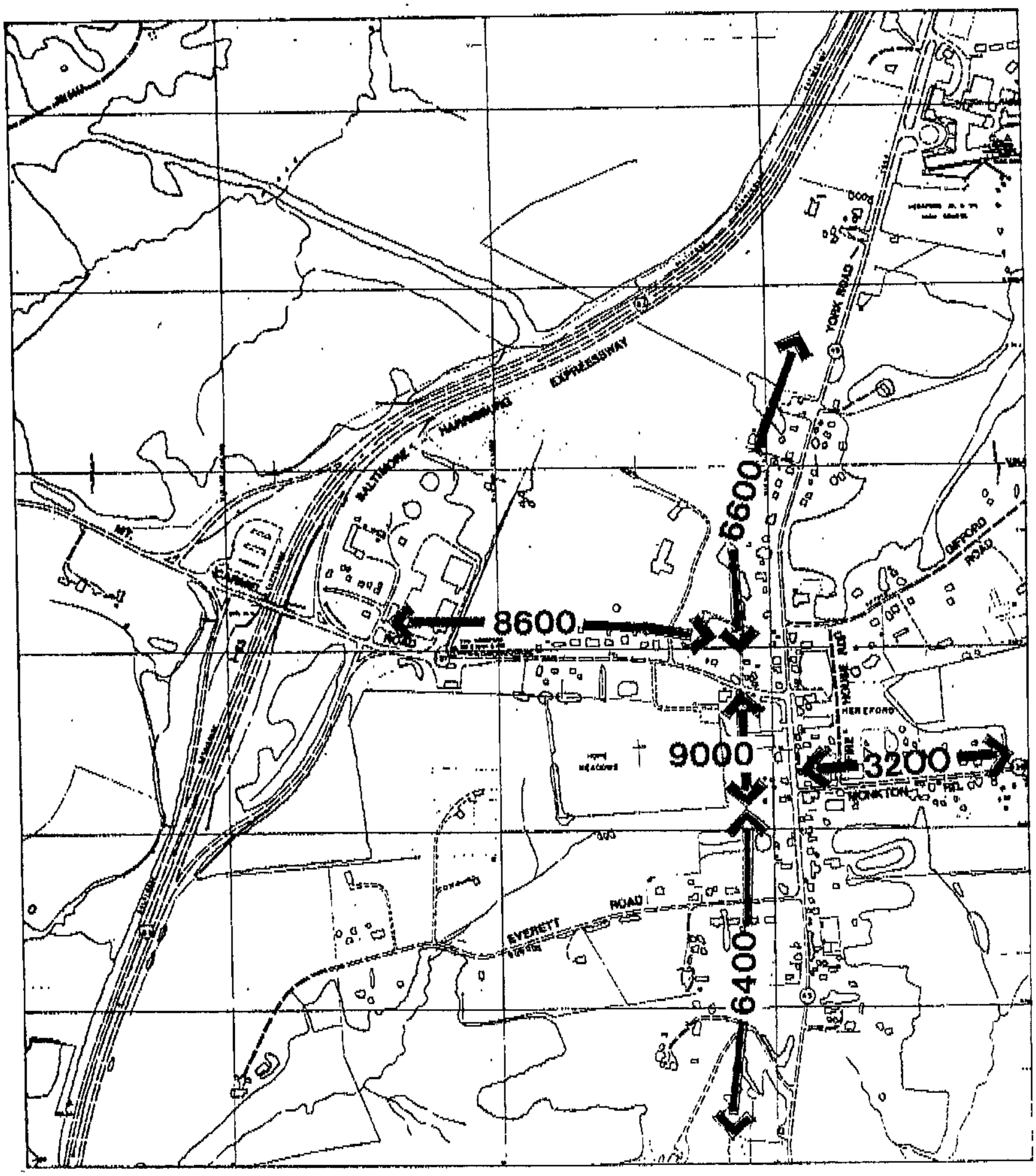
Hereford is located at the intersection of Maryland 45 (York Road), Maryland 137 (Mt. Carmel Road) and Maryland 138 (Monkton Road). It is within a mile of I-83 the (Baltimore-Harrisburg Expressway) with a full interchange.

Concerns regarding increased traffic and need for road improvements were expressed for locations in Hereford. Other concerns were raised for intersection improvement and pedestrian safety.

The first area of concern for road improvements was Mt. Carmel Road between I-83 and York Road (Map 6). The 1988 traffic counts show an increase in average daily trips (ADT) from 6370 in 1986 to 8600 in 1988 (Table 9). State Highway Administration projections for these roads are doubling in 20 years or five percent a year. The projection for 2006 is 12,000 ADTs.

The second major area of concern for road improvements was for York Road between Mt. Carmel and Monkton Roads. The ADTs for 1986 were 7500 and are projected to be 15,000 by 2006. In this area, the east-west traffic mixes with the north-south traffic. A solution to this problem is to connect Mt. Carmel and Monkton Roads to the east of York Road. This would eliminate the "dog leg" route and reduce congestion on York Road. Although this project is not currently recommended for inclusion in County-State road improvement plans, a conceptual alignment is shown on Map 7.

In both these areas it is evident that although traffic levels do not currently justify major projects, improvements will be necessary to maintain acceptable traffic flows. The State Highway Administration has plans for widening both Mt. Carmel and York Roads to an ultimate four lane section. Although this would reduce congestion, it would have other impacts. A planning study would provide for an opportunity to balance the needs of traffic flow with other concerns.

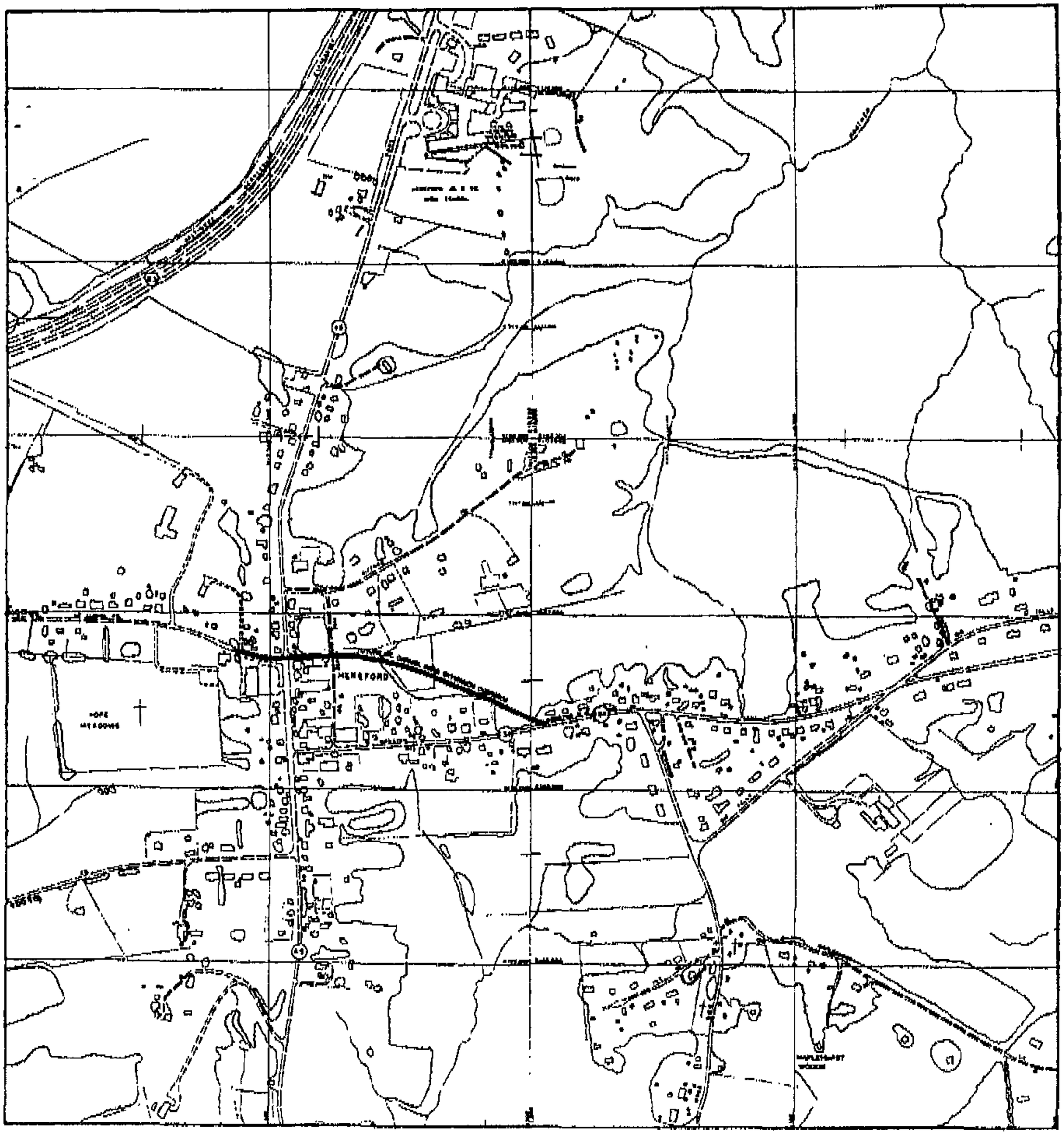


1988 TRAFFIC PATTERN - AVERAGE DAILY TRIPS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 6



FUTURE MT. CARMEL ROAD
EXTENSION CORRIDOR

PLAN FOR HEREFORD

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 7

TABLE 9. TRAFFIC PATTERN IN HEREFORD
(May 7 & 9, 1986 Counts)

TRAFFIC COUNTS	Average Daily Trips		
	1986	1988	2006
East - West Mt. Carmel Road	6400	8600	13,000*
York Road North of Mt. Carmel Road	5500	6600*	11,000*
York Road South of Mt. Carmel Road	7500	9000*	15,000*
East - West Monkton Road	3000	3200	6,000*
York Road South of Everett	5300	6400*	10,600*

*Estimated

Sources: Maryland State Highways Administration 1988 Traffic Volume Map. Maryland State Highways Administration, personal communication, 1989.

To reduce the demand for road improvements, and to plan for more efficient road usage, the use of shared driveways for commercial properties is recommended.

The intersection of Mt. Carmel Road, the entrance to the shopping center, and the north bound exit ramp of I-83 was identified by residents as an area of concern for safety and potential accidents. This intersection should be studied for alternatives to correct the hazard.

The citizens have requested and been assured that a traffic signal will be installed at the intersection of Mt. Carmel and York Roads. This signal will be particularly important during the school year when school buses must use the intersection.

It is recommended that the speed limit be set a uniform rate throughout Hereford. This will eliminate the present inconsistency of limits.

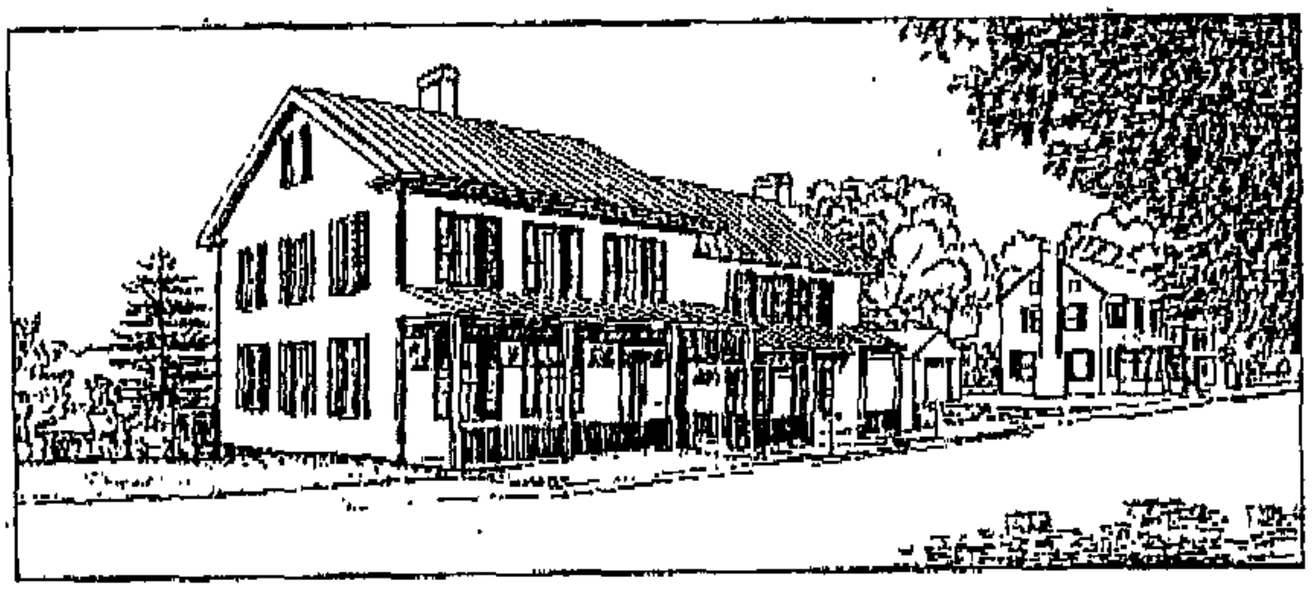
There is concern for pedestrian safety and convenience both in the center of Hereford and in the area of the high school. It is recommended that there be an investigation of the need, feasibility, and cost of sidewalk improvements.

For the area of the high school several improvements are recommended. These include additional off street parking, no parking signs, flashing caution lights and reduced speed limits.

ACTIONS:

The following list of traffic and road projects should be addressed:

PROJECT	NEED	STATUS
Mt Carmel Rd improvements	Project Planning Study by the State Highways Admin. to consider future road improvements, access points, & streetscape improvements.	No Action
Monkton Rd realignment	Review development plans for conflict with proposed alignment.	On-Going
Mt Carmel Rd, I-83, shopping Center intersection	Project Planning Study by the State Highways Admin.	No Action
Mt Carmel & York Rds intersection	Installation of traffic light.	In Progress
Pedestrian Safety in Hereford	Construction of flashing warning lights	Complete
	Reduction of speed limit.	No Action
	Construction of additional offstreet parking.	Complete
	Uniform speed limit.	No Action
	Need, feasibility, cost of sidewalk improvement.	Begin studies in 1991 and incorporate in CIP as necessary



V SITE DESIGN AND ARCHITECTURE

SITE DESIGN & ARCHITECTURE

Hereford dates to the middle 1700's and was a thriving community by 1797. The entire town predates the concept of setbacks. The inns and houses were located along the "turnpike" purposefully close to traffic. The structures were located on small lots (one lot deep) with the fronts facing existing roads. The buildings were small, of a residential scale, and presented a rural main street appearance.

Recent construction of commercial buildings has begun a process of altering the historic coherence of the town's site design. The new construction has been of buildings that are of greater than 10,000 square feet and have involved the combination of two or more lots. The buildings have been located to the rear of the site or in the middle rather than close to the road. Although these changes have been at a key location, the corner of York Road and Mt. Carmel Road, the remainder of the older portions of Hereford have not yet been changed.

On July 5, 1989, the Baltimore County Council adopted amendments to the Baltimore County Zoning Regulations establishing new regulations for the Commercial Rural District (BCZR 259.3). These regulations include restrictions on bulk, setbacks, landscaping, parking, signage and architecture. The regulations limit development by right to a size of 8,800 square feet, a floor area ratio of 0.20 and a height of 30 feet. The front setback is to be not less than 15 feet from the street right-of-way and not more than the average of the setbacks of adjacent buildings. Parking is to be located in a manner appropriate and consistent with adjoining development and must be within the C.R. District. Other requirements will be discussed later in the plan.

The C.R. District regulations are important in providing a scale of commercial buildings appropriate to rural areas (Figure 1). These take into consideration additional site design constraints such as those for on-site septic disposal and wells. They also provide for the protection of important aesthetic and historic features.

The C.R. District zoning regulations (BCZR 259.3) require that proposed buildings can exceed the bulk standards (8,800 square feet and 0.20 F.A.R.) "only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district." These guidelines will be used in the review of proposed building projects that seek to exceed the bulk standards in order to assure that the proposed structure will be compatible with the desired architectural and site design character.

ACTIONS

Guidelines are provided that are unique to Hereford's site design. These should be used for the review of proposals which exceed the bulk standards of commercial projects in Hereford. They are advisory only for new structures which meet the bulk standards as provided for in BCZR 259.3.c.1.

A) Present a Residential Atmosphere. - To accomplish this new buildings should be compatible in size, scale and mass with existing buildings, excluding the two newer commercial buildings in the vicinity of York and Mt. Carmel Roads.

B) Rhythms of Building Spacing Should be Maintained. - There is an existing pattern of paired buildings followed by a space before the next set of paired buildings. This pattern should continue, taking into account the constraints of well, septic and stormwater management locations.

C) Structure of Two Stories or Less. - Building height is restricted by the C.R. District to 30 feet at the top of roof and this statement reinforces that protection.

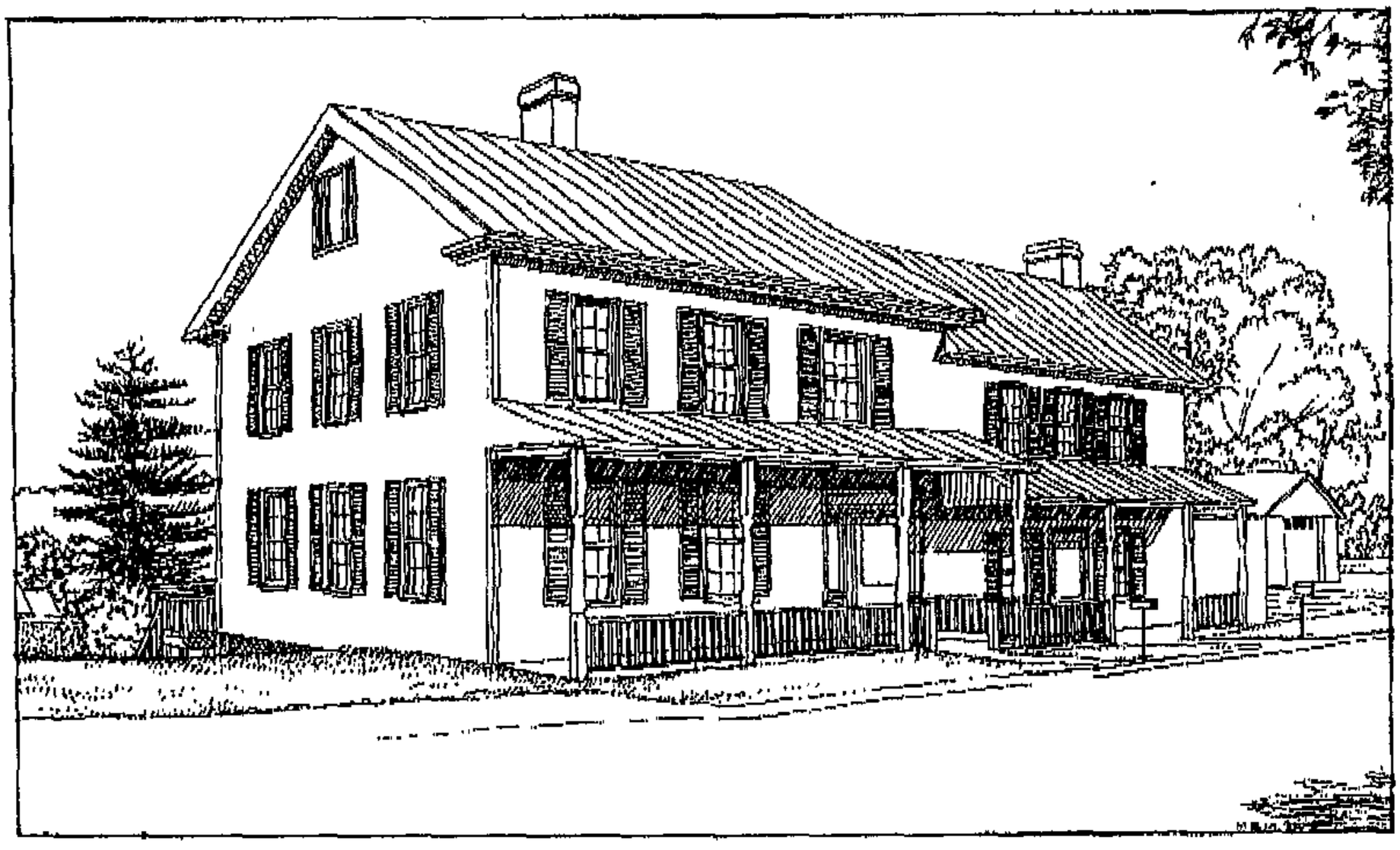


FIGURE 2

ARCHITECTURAL ILLUSTRATION

D) Front of Buildings Facing the Street. - The buildings in Hereford are characterized by their linear appearance. The front of nearly every building faces the street. Although this may not be achievable on every site due to other constraints, architectural treatments can achieve the same effect. Parking should be located at the rear and side of buildings.

E) Porches are to be Linear in Appearance - Porches are a consistent feature on the older buildings in Hereford. They should be considered for new construction. An example of this style is shown in Figure 2.

F) Roofs are to be Cross Gable with a Moderate Pitch Roof Compatible with Surrounding Structures. - See Figure 2.

G) Windows are to be Symmetrical and Proportional to Wall Space. - See Figure 2.

H) Window Type and Materials are to be Compatible with the Front Facade and the Historic and Architectural Character of the Buildings. - Exterior storm windows and doors should be visually unobtrusive. Aluminum should be painted in an appropriate manner.

I) Stylistic Trim Using Cornices, Scroll Work and the Like is Encouraged. - See Figure 3.

J) Exterior Materials are to be Natural in Appearance. - Preference is to be given to wood, wood siding, stone, brick and stucco. Second choice should include vinyl or aluminum siding that simulates wood siding.

K) Color should be compatible with the Atmosphere of the Village. - Colors should be compatible with the village atmosphere and/or typical of the period from which the architectural style was developed.

L) Mechanical Systems Should be Installed in Places Where They Will be Visually Unobtrusive. - Audio/video antenna and mechanical equipment are examples of these systems.

M) Dumpsters should be located at the rear or side of the site and must be screened.

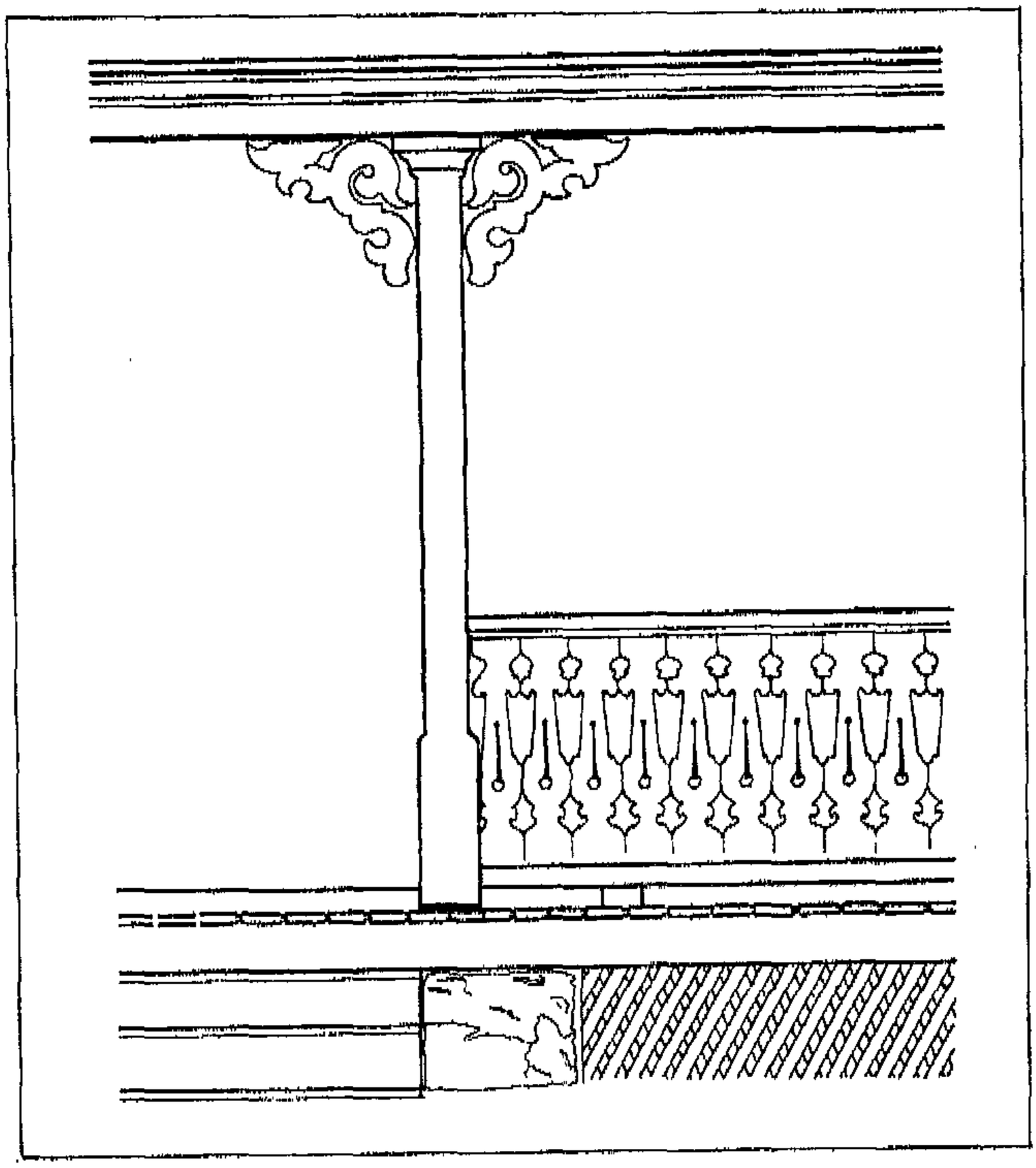
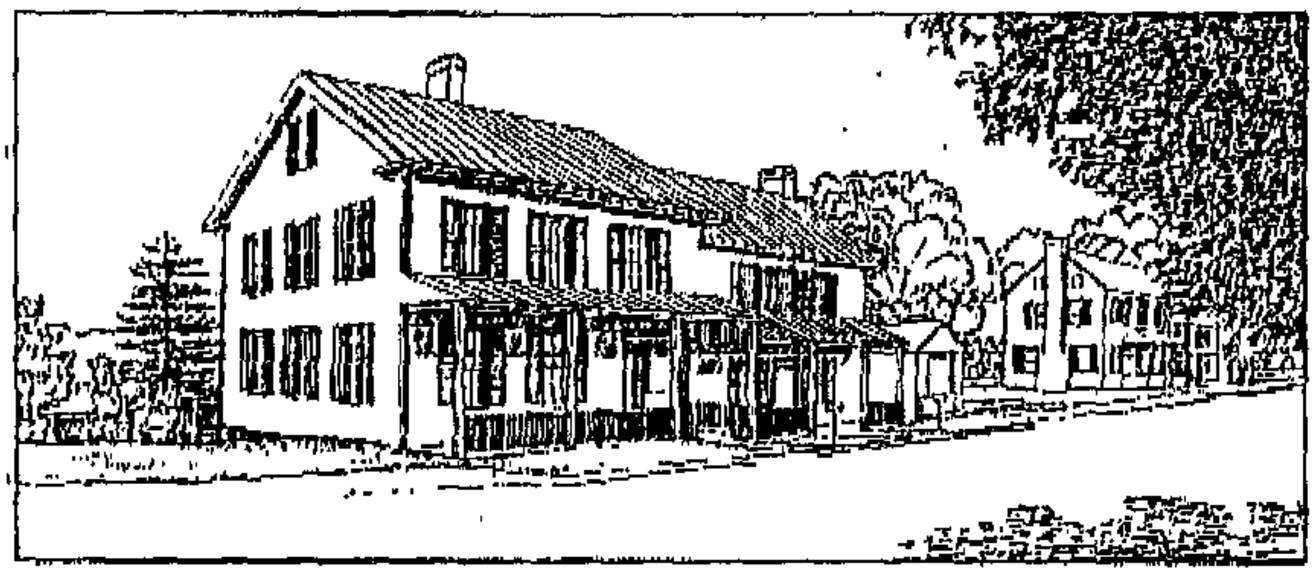


FIGURE 3
STYLISTIC TRIM

N) Small Litter Receptacles, Benches and Other Street Furniture should be of materials and design compatible with the architecture of rural center, i.e., wooden or wrought iron benches.



VI PROTECTION OF LOCALLY IMPORTANT BUILDINGS

PROTECTION OF LOCALLY IMPORTANT BUILDINGS

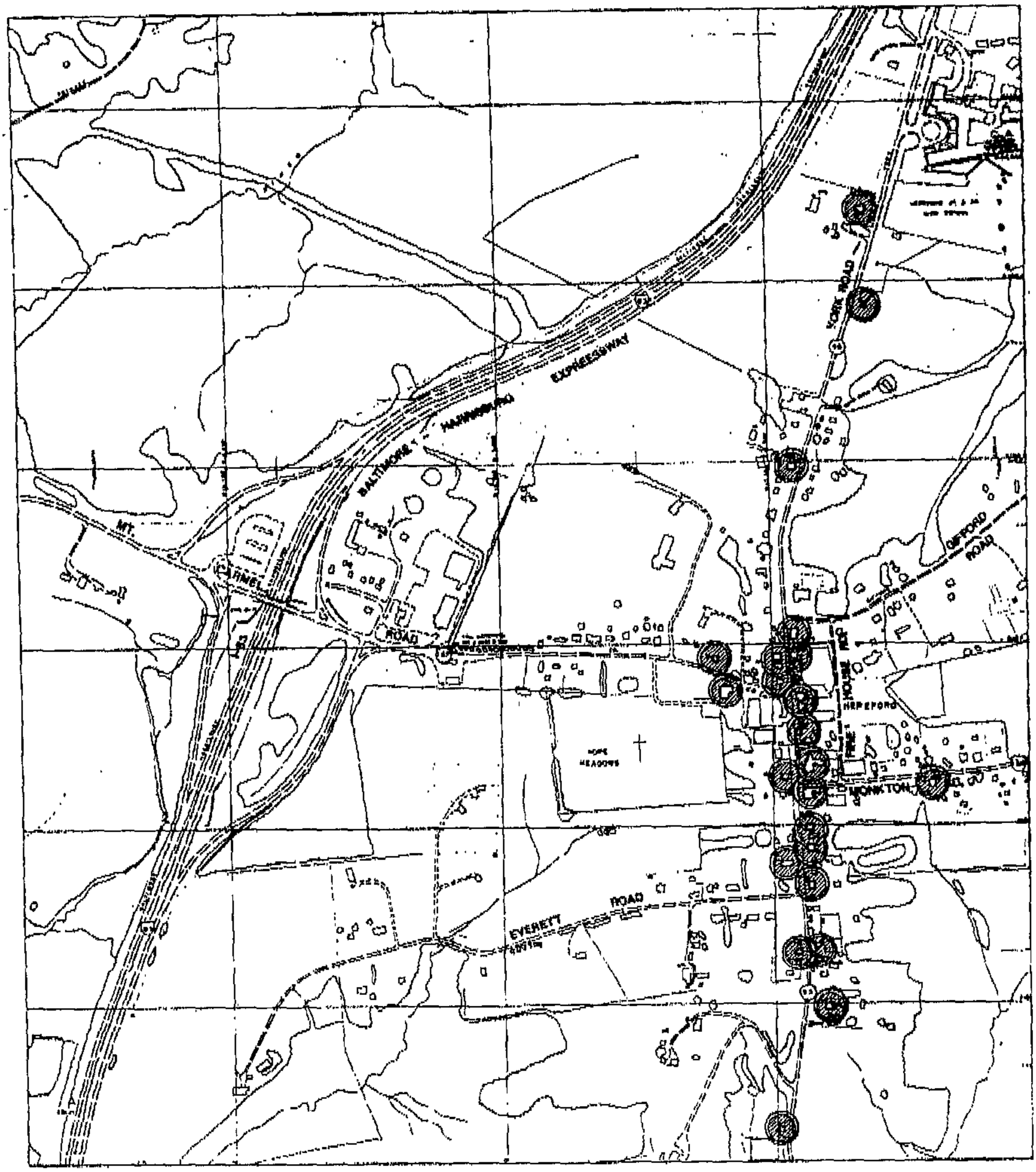
The earliest documented development in Hereford was associated with the lands of John Merryman. The early structures, such as Foster's Meeting House, built in 1797, are outside the existing Hereford commercial area in the vicinity of Marble Hill and Piney Hill Road. The old route of the "Middle Road" to York, Pennsylvania was along Piney Hill Road rather than the present route.

North of Hereford there was only a trail to Southern Pennsylvania as the heavy wagon trail turned west to Middletown Road to avoid the Gunpowder River valley and stream crossing (Clemens and Clemens, 1983).

The construction of the York Turnpike in 1810 created the town of Hereford as we now know it. An 1850 map documents the existence of the rural village of Hereford. The services available to the turnpike travelers and local residents alike included lodge halls, churches, post office, blacksmith, inns, butcher, undertaker, dentist, barber and for a brief time a newspaper (Clemens and Clemens, 1983).

Many of the buildings in Hereford were constructed between 1840 and 1930. A survey by the Baltimore County Office of Planning and Zoning in 1980 found much of the town was essentially intact in its old core. This is no longer the case. As indicated previously, construction of new commercial buildings and the demolition of several older buildings has changed the old core.

The issue of historic preservation is a very sensitive one. The local Community Association must be involved in making this determination. Therefore, any consideration of individual historic listing or district listing is at the discretion of the property owners in accordance with Baltimore County Code 22-150 and other applicable criteria.



LEGEND

Pre 1900 Structures

BUILDINGS OF LOCAL SIGNIFICANCE

HEREFORD COMMUNITY PLAN

Prepared by:
Baltimore County Office of Planning and Zoning

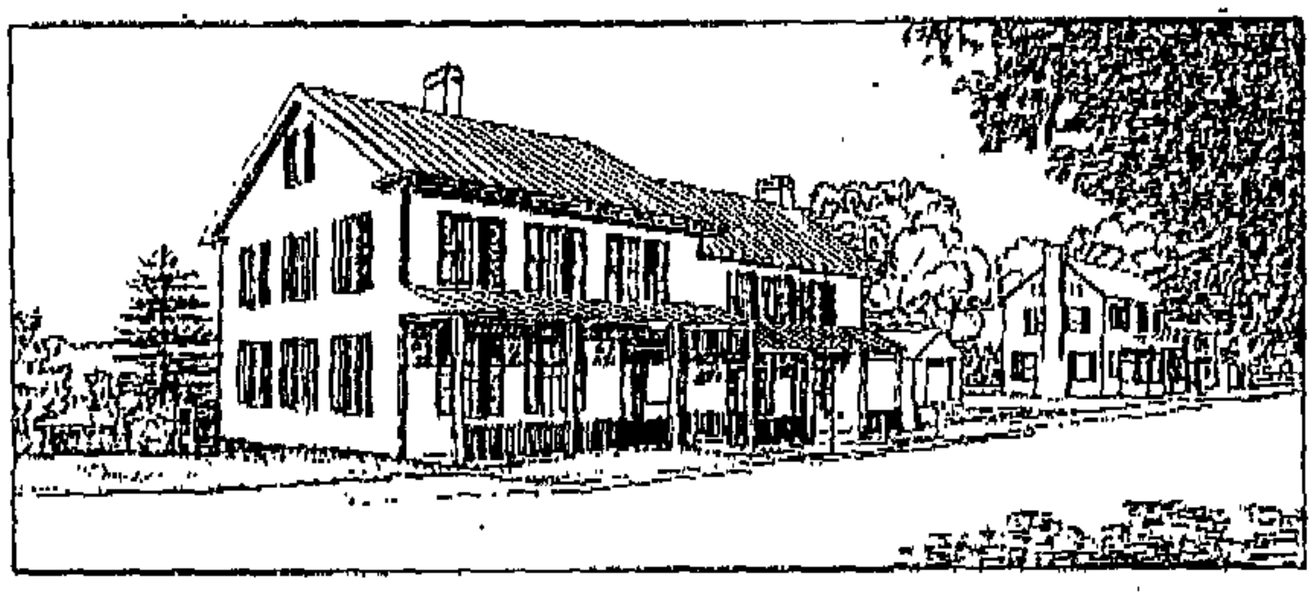
MAP 8

The guidelines for preservation of individual buildings were developed by the Committee. Buildings of local significance were determined to be those constructed prior to 1900. These are shown on Map 8.

ACTIONS

1) Proposed development that requires a special exception as indicated in BCZR 259.3.B. on sites containing a building of local significance must consider the reuse of that building or incorporation of the structure into the proposed project, except:
   A) when the building is not structurally sound,
   B) when it is not economically feasible to utilize the structure for the proposed commercial intent, or
   C) when the structure is not conducive for public service use.

   The decision to grant the special exception will be made by the Zoning Commissioner as part of the special hearing process.
2) Appendix B provides design guidelines for the appropriate restoration of buildings in the C.R. District.



VII PLANTING DESIGN & LANDSCAPE VIEWS

PLANTING DESIGN AND LANDSCAPE VIEWS

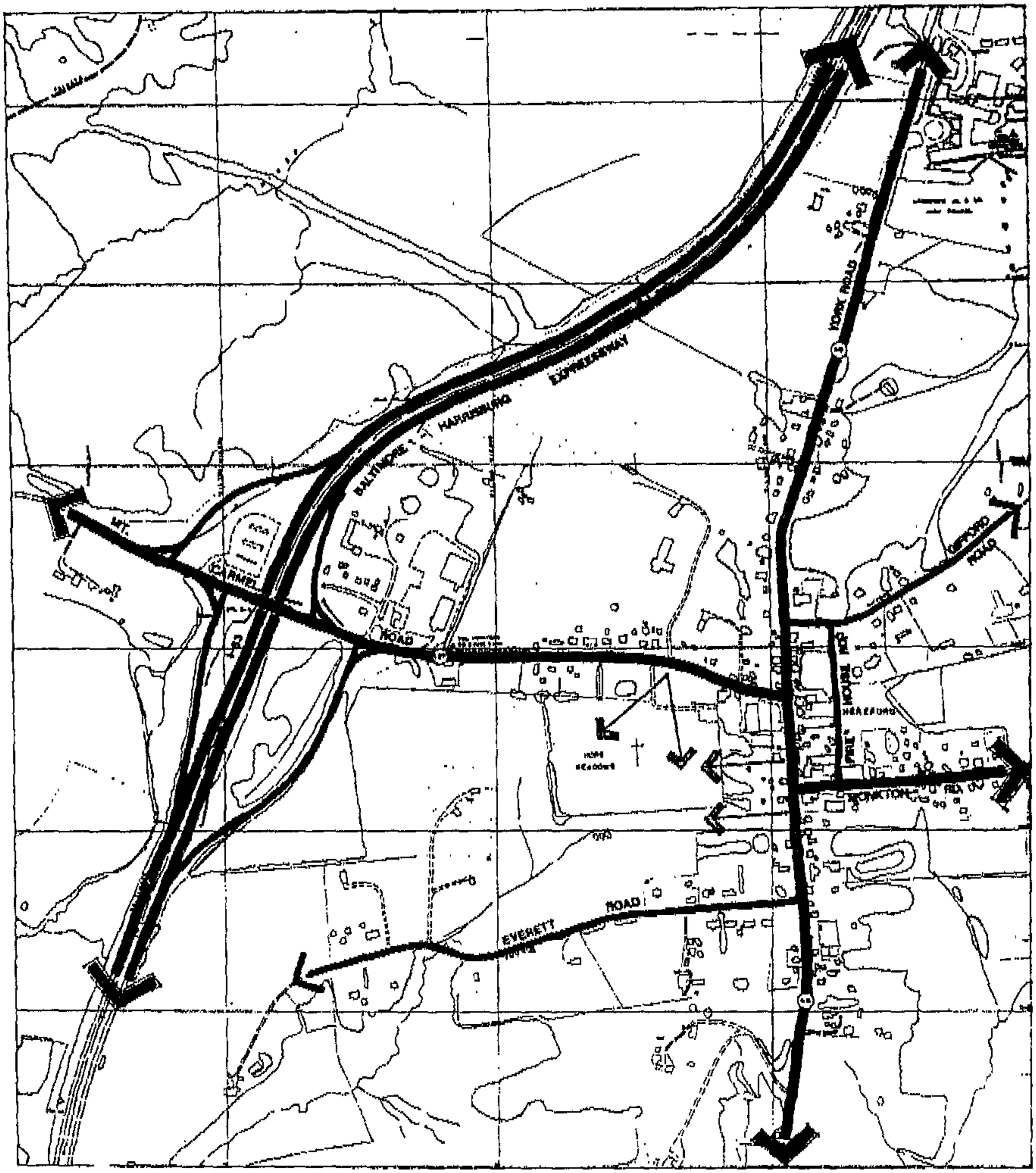
The natural and planted vegetation in Hereford is varied and without consistent design. Each building, old and new, has its own landscape design. The exception to this is the presence of large shade trees along the roads and on adjacent properties. These trees have been impaired through the maintenance of utility lines, age, and other factors.

The topography of Hereford is such that there are only a few places where significant views are possible from the road. These are along the south side of Mt. Carmel Road and to the west of the buildings on York Road south of Mt. Carmel Road, as shown on Map 9.

ACTIONS

1) The tree-lined corridor should be restored along York Road through the following:
   A) conduct an inventory of the existing street trees and determine the condition of these trees;
   B) prepare a design for the planting of replacement street trees; and
   C) seek CIP funding for the replacement of the street trees.
2) Prepare a landscape plan for Mt. Carmel Road in association with the Special Study Project Traffic Plan as referenced in the Roads & Traffic section of this report.
3) Review proposals for new buildings to encourage the protection and preservation of large healthy trees.
4) Review proposals for new buildings in the areas indicated on Map 9 to maximize the preservation or enhancement of views.
5) In addition to complying with the Baltimore County Landscape Manual, all projects should follow these guidelines:
   A) Consideration for utilities:

      In developing any landscape plan consideration must be



LEGEND

Significant Views

SIGNIFICANT VIEWS

HEREFORD COMMUNITY PLAN

Prepared By:
Baltimore County Office of Planning and Zoning

MAP 9

given to existing and planned utilities. This can be accomplished by care in species selection and planting location.

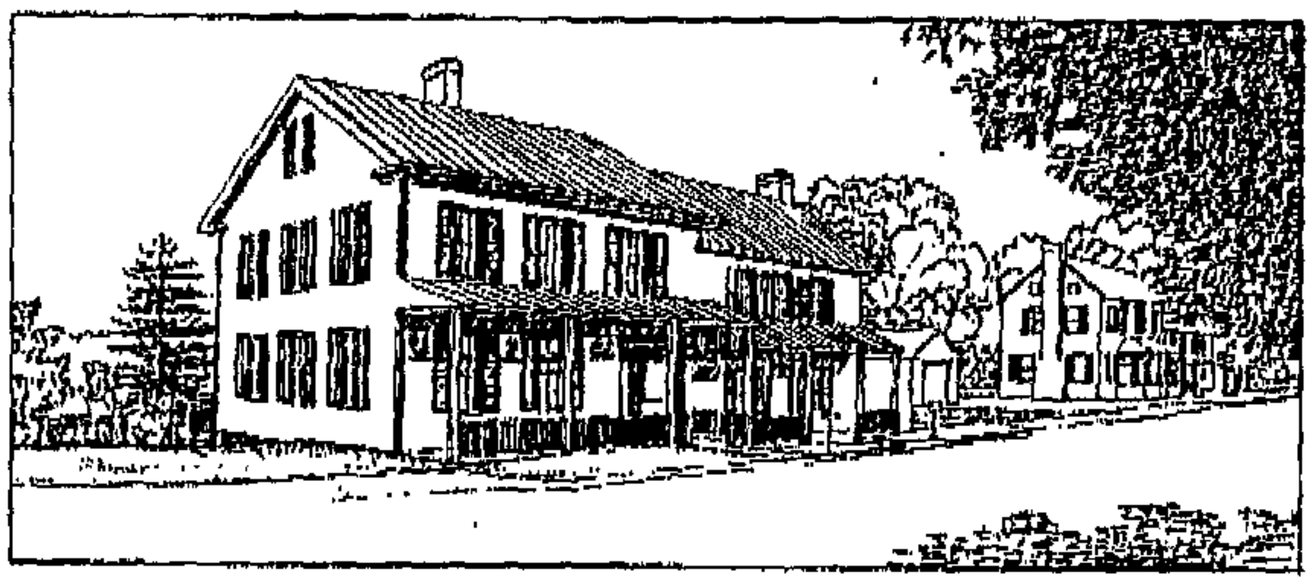
B) Safety and security:

In order to promote safety and security, low shrubbery should be used under windows, around doorways, and as borders between parking areas and roadways. All such plantings are to be maintained so that they do not become a safety hazard.

C) Maintenance:

All landscaping is to be maintained in accordance with good horticulture practices.

D) In general, all landscaping in Hereford is to he done and maintained in a fashion to preserve and promote the village atmosphere, while providing a safe and secure environment for residents and visitors.



VIII SIGNAGE & LIGHTING

SIGNAGE AND LIGHTING

There is no consistent or typical style of signage in Hereford. There are locations where signage is appropriately done (Figure 4). Lighting is minimal except in the areas adjacent to I-83 and in association with the library.

The C.R. District regulations provide for strict controls on signage and lighting (BCZR 259.3.C.7). These include a limit of one stationary attached sign that does not project more than 6 inches from the building and does not have a surface area exceeding 8 square feet. There can be one free-standing sign with a surface area of no more than 25 square feet per side. In addition the sign must be landscaped and the location approved by the Director of the Office of Planning and Zoning. No sign can be illuminated unless approved by the Zoning Commissioner after a Special Hearing.

Requests to exceed the standards imposed by the C.R. District for illumination or number of stationary signs should include a comprehensive sign plan. The plan should be in conformance with Appendix C. The plan would show a linkage between the sign design and the facade of the buildings. If additional stationary signs are permitted there should be a step down in size permitted. A bonus of up to a 25% increase in the free-standing sign could also be considered.

ACTION

1) The recommendations listed in Appendix C are guidelines for the review of proposed signage and lighting in Hereford.
2) In consideration of a variance to sign and lighting regulations, these guidelines should be used as standards.

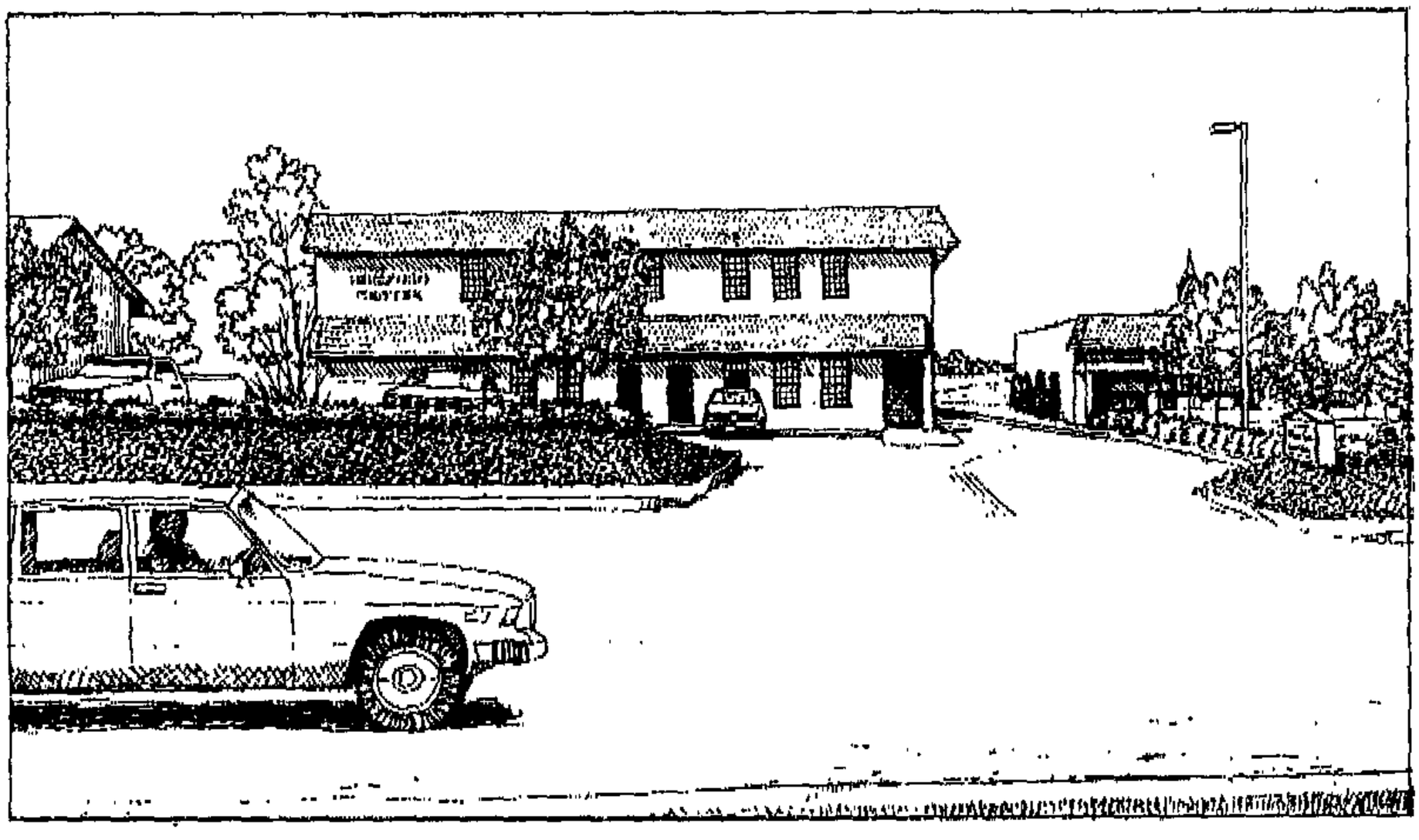
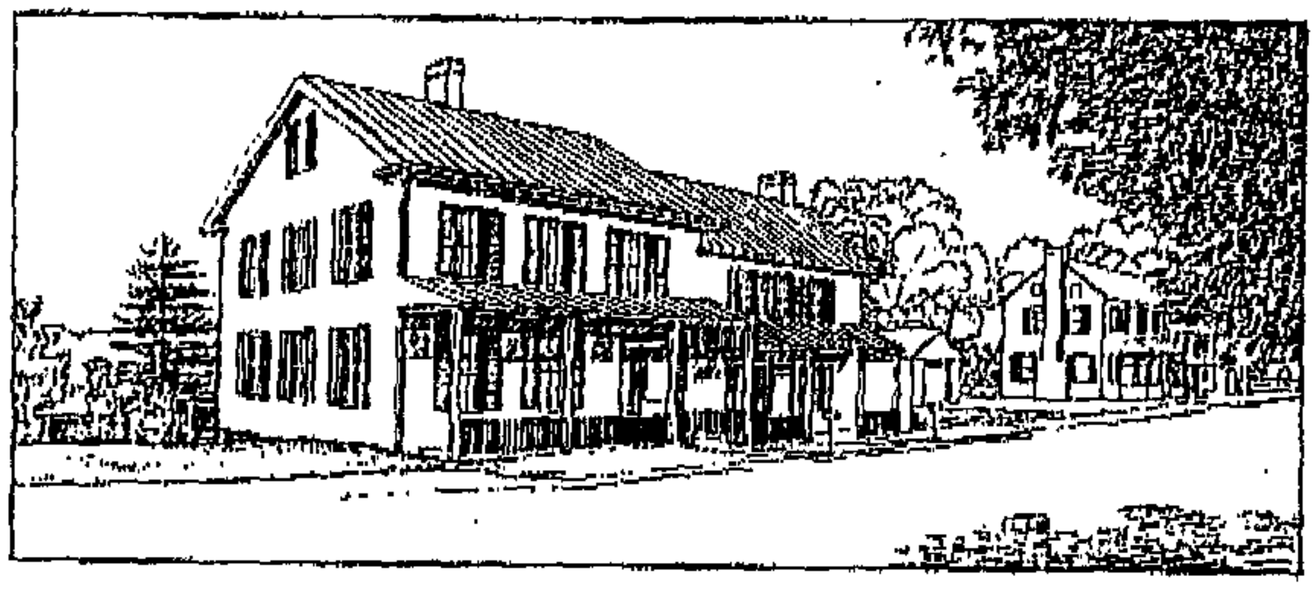


FIGURE 4

HEREFORD LIBRARY SIGNAGE



IX DEVELOPMENT POLICIES & IMPLEMENTATION

DEVELOPMENT POLICIES AND IMPLEMENTATION

The actions recommended in each section is summarized below. Also included is the agency or agencies responsible for implementing the action.

The development process, with its lengthy review requirements for items such as occupancy permits and setback variances, can act as a disincentive for the accomplishment of the plan goals. It is necessary, therefore, to consider some changes to the development review process for C.R. District projects. This should be studied and proposed changes implemented.

There is also a need to review and change other circumstances which act as disincentives for providing appropriate rural commercial development. One area, for example, is to investigate lowering the assessment for property taxes to insure that property with a commercial district overlay is valued appropriately.

The Economic Development Commission has identified Hereford as a Revitalization Area. The Commission has assisted landowners and developers in exploring various financial packages which might be available. This action is necessary in order to encourage developers to build commercial projects which are more appropriate to rural areas.

IMPLEMENTATION

ACTIONS

1) Economic Development will continue to assist in marketing the area and provide economic assistance to local businesses which wish to expand. Hereford has been recognized as a Revitalization Area so that businesses may take advantage of the available programs to improve and restore its economic vitality.

2) An implementation coordinator should be designated to assist businesses in the development process. The District imposes a set of standards that are complicated but flexible. It is necessary that an individual familiar with the Hereford Community Plan and the area meet with developers and assist them in getting through the process.

3) Set up an implementation group to assure implementation of the plan. The group should consist of County and State Agencies including, but not limited to, Office of Planning and Zoning, Department of Environmental Protection and Resource Management, Department of Public Works, Economic Development Commission, and State Highways Administration and which will include input from citizen advisory groups.

4) Hereford has a number of older buildings which do not meet current setback regulations and other zoning regulations. A standardized, streamlined process that permits improvements to these old buildings needs to be developed.

5) Review and propose changes to other circumstances which act as disincentives to achieving appropriate rural commercial development.

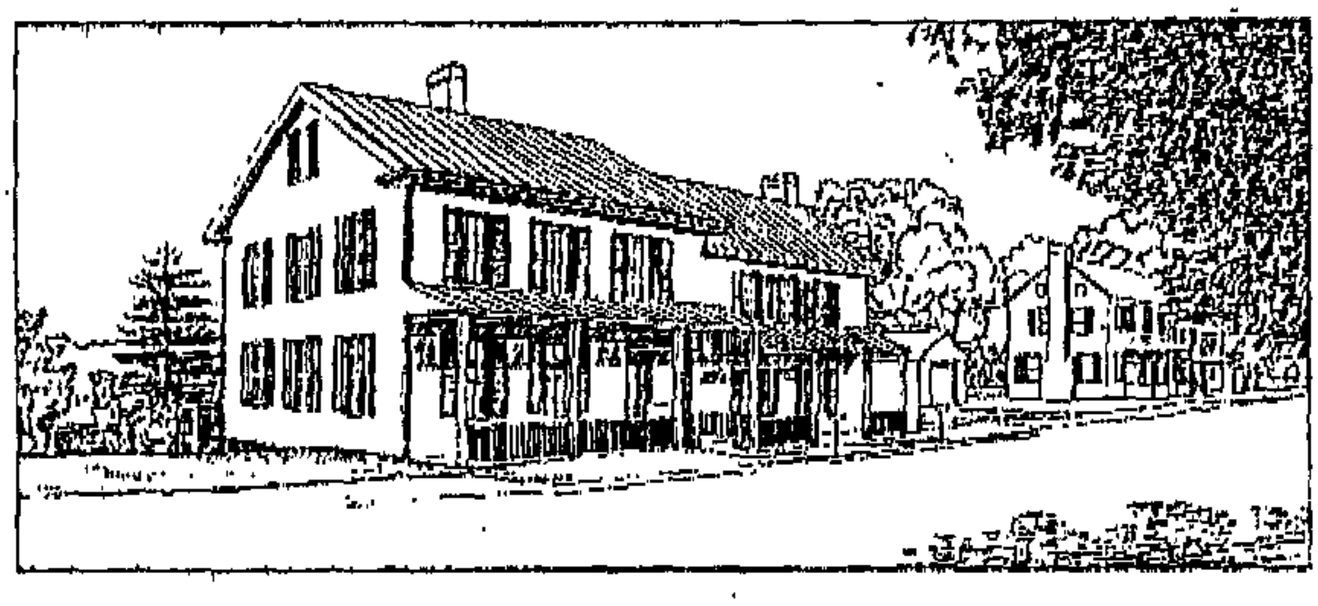
6) To provide for monitoring of the implementation of this plan an implementation schedule is provided in Table 10.

Table 10. HEREFORD PLAN IMPLEMENTATION SCHEDULE

ACTION	RESPONSIBILITY	STATUS
Land Use Analysis and Plan		
Prepare recommendations for Hereford C.R. District boundaries	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Prepare recommendations for long term considerations for Hereford C.R. District boundaries	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Prepare list of services that should be discouraged or encouraged in the Hereford C.R. District	Hereford Committee & Office of Planning and Zoning	Complete - see Land Use Analysis & Plan
Traffic & Roads		
Prepare a Project Planning Study for Mt. Carmel Rd between I-83 & York Rd to consider future road improvements, access points, & streetscape improvements	State Highway Administration, Dept. of Public Works & Office of Planning and Zoning	Initiate in 1990
Prepare a Project Planning Study to consider the designation of an alignment for an extension of Mt. Carmel Rd to connect with Monkton Rd & to consider designation of alignment as a Master Plan Road	State Highway Administration, Dept. of Public Works, Office of Planning and Zoning & Implementation Group	Initiate in 1990
Install a traffic light at Mt. Carmel & York Rds	State Highway Administration	In Progress
Take measures to provide for pedestrian safety and convenience	State Highway Administration, Balto. Co. School Board, Office of Planning and Zoning & Dept. of Public Works	Begin studies in 1991 and incorporate in CIP as necessary
Site Design & Architecture		
Prepare performance standards & design guidelines	Hereford Committee & Office of Planning and Zoning	Complete - see Site Design & Architecture
Protection of Buildings of Local Significance		
Designate buildings which should be considered of local significance for the application of BCZR 259.3.E.3	Hereford Committee & Office of Planning and Zoning	Complete - see Protection of bldgs. of local significance
Provide advisory guidelines for use in restoring or rehabilitating bldgs.	Hereford Committee & Office of Planning and Zoning	Complete - see Appendix B
Signage & Lighting		
Prepare guidelines to be used in considering a variance to C.R. District signage & lighting regulations	Hereford Committee & Office of Planning and Zoning	Complete - see Appendix C
Planting Design & Landscape Views		
Prepare a Plan to restore the tree-lined corridor along York Rd. Program funds for planting into the Capital Improvement Program.	MD Dept. of Natural Resources, Dept. of Environmental Protection & Resource Management, Office of Planning and Zoning & Dept. of Public Works	Initiate in 1990
Prepare a landscape plan for Mt. Carmel Rd between I-83 & York Rd	Office of Planning and Zoning	In association with Traffic & Roads Study
Designate significant view areas	Hereford Committee & Office of Planning and Zoning	Complete - see Planting Design & Landscape Views
Develop guidelines for landscape plantings	Hereford Committee & Office of Planning and Zoning	Complete - see Planting Design & Landscape Views

Table 10. HEREFORD PLAN IMPLEMENTATION SCHEDULE (Continued)

ACTION	RESPONSIBILITY	STATUS
Environmental Constraints & Limitations		
Prepare an engineering analysis of Hereford's drainage system	Dept. of Public Works	Initiate in 1991
Program improvements if necessary into Capital Improvement Program	Dept. of Public Works	Seek to incorporate in CIP following engineering studies
Survey existing groundwater sources for quality & quantity	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Locate by field survey all water & water systems	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Investigate need, cost & operational feasibility of community well system	Dept. of Public Works Office of Planning & Zoning Dept. of Environmental Protection & Resource Management	Begin studies in 1991 & incorporate in CIP as necessary
Investigate need, cost & operational feasibility of community fire cistern system	Fire Dept. & Office of Planning & Zoning	Begin studies in 1991 & incorporate in CIP as necessary
Investigate feasibility of setting specific standards for septic reserve based on usage	Dept. of Environmental Protection & Resource Management	Ongoing
Investigate need, cost & operational feasibility of community parking lot	Economic Development Commission Office of Planning & Zoning	Begin studies in 1991 & incorporate in CIP as necessary
Prepare future water & sewer requirements to assure groundwater protection	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Identify land uses not suitable from quality or quantity perspectives	Dept. of Environmental Protection & Resource Management	Complete - see Environmental Constraints & Limitations
Development Policies & Implementation		
Developers of proposed projects should first meet with the Dept. of Environmental Protection & Resource Management to determine the site's environmental constraints. After this meeting but before preparing a site plan, the developers should meet with the Office of Planning & Zoning to assure compliance with the C.R. Site Design Standards.	Developers & Landowners	On Going
Provide for economic incentives by designation as revitalization area	Economic Development Commission	Complete - see Economic Development
Establish an implementation process	Office of Planning and Zoning	To be designated after adoption of Plan
Set up a committee to review the variance, special hearing, occupancy permit & the like to investigate streamlining the process for minor projects.	Office of Planning and Zoning & Dept. of Public Works	Initiate in 1990



X APPENDICES

Appendix A

HEREFORD PLANNING COMMITTEE

Mark Bilger, Hereford Volunteer Fire Company

Dr. Harold Burton, Hereford-at-large

Joe Driver, Freeland Community Association

Jim Edmunds, Greater Sparks - Glencoe Community Council

Vernon Foster, Agricultural Community

George Gemmill, Maryland Line Area Association

Lucy Ikeler, Citizens Alliance of Northern Baltimore County
Cochair Phase I

Ruth B. Mascari, Greater Sparks - Glencoe Community Council

Wayne McGinnis, Agricultural Community

Dr. Richard W. McQuaid, Maryland Line Area Association

Horace Palmer, Hereford-at-large

Glenn Peabody, Citizens Alliance of Northern Baltimore County
Cochair Phase I

Donald Pearce, Hereford Community Association

Frank Purdum, Freeland Community Association

Kelley Rice, Hereford Volunteer Fire Company

Marion V. Runkles, III, Wiseburg Community Association

Randy Shelley, Vice Chairperson, Phase II

Nancy M. Smith, Wiseburg Community Association, Secretary, Phase I

Thelma Thompson, Secretary, Phase II

Carl J. Yarema, Hereford Business Association

Eleanor Yarema, Chairperson, Phase II

Dr. Gordon Zorn, Hereford Business Association

Appendix B

SUGGESTED GUIDELINES FOR ARCHITECTURAL RESTORATION

A. Architectural Elements

1. Windows and Doors: Existing windows and doors including the window sash, glass, lintels, frames, molding, shutters, and steps, should be retained and repaired whenever possible. If a new window or door must be used, it should be of a compatible material to the front facade. Changing the size or arrangement of window panes, muntins and rails where they contribute to the historic and architectural character of the building is discouraged. Inappropriate window or door features on significant facades are discouraged.
2. Storm Windows: Exterior storm windows and doors may be installed if they are visually unobtrusive, do not cause damage to existing frames, and can be removed in the future. Storm windows should match the trim color. Mill-finished aluminum can be painted to match.
3. Porches and Steps: Porches and steps which are appropriate to the building and the site should be retained. The original material and architectural features of porches and steps should be retained whenever possible.
4. Roofs: The original roof shape should be preserved. All architectural features which give the roof its essential character should be preserved or replaced in a compatible manner.
5. Architectural Metals: Architectural metals should be cleaned when necessary with an appropriate method that does not abrade the surface.
6. Masonry Surface and Repointing: Original masonry should be retained whenever possible, without applying any surface treatment, including paint. When repointing of mortar joints is absolutely necessary, old mortar should be duplicated in composition, color, texture, method of application and joint profile. The surface cleaning of structures shall be undertaken with the gentlest means possible.

7. Walls, Fences and Railings: Removal or replacement with inappropriate material or design is discouraged, where these are historically or architecturally important elements of the design and character of the structure and district.

B. Wood Frame Buildings: Architectural features such as cornices, brackets, window and door molding and details, clapboard, weatherboard, shingles and other wood siding are essential and parts of the character and appearance of frame buildings, should be retained and preserved whenever possible. Frame buildings should not be resurfaced with new materials which are inappropriate for the building or which will cause deterioration of the original structure.

C. Structural Systems: Existing foundations should not be disturbed with new excavations that could undermine the structural integrity of the building.

D. Mechanical Systems: Exterior cables, i.e., electrical, telephone and cable TV, should be installed in places where they will be visually unobtrusive. Audio/video antenna and mechanical equipment, i.e., air conditioning and solar panels, should be placed in as inconspicuous a location as possible.

Appendix C

DESIGN GUIDELINES FOR LIGHTING AND SIGNAGE

LIGHTING

Purpose - To provide visual affordability, to insure proper protection and security, to promote and maintain public safety.

A. **Signage Restrictions**

1. May be lit only during hours open for business.
2. All flood and spot lights on ground level are to reflect only on signs or points of interest. Light beams may not cross or interfere with any line of vision or sight view of pedestrians and vehicular traffic.
3. Light source must be covered with reflecting shield and meet safety guidelines as stated under Illumination of Signage.
4. Wattage addressed under Illumination of Signage.

B. **Parking Lots Lighting Specifications**

1. Pole lights not to exceed 25 (twenty-five) feet.
2. Illumination not to exceed 1-2 (one to two) candle feet at most distance point on lot.
3. Illumination to be reduced after business hours or 11 p.m., but to maintain adequate security.

C. **General Lighting**

1. Particular care and planning are to be afforded the entire property area in order to eliminate crime spots and to maintain public safety.
2. Important areas for proper illumination are streets, sidewalks, stairwells, walkways, paths, and parking areas.
3. Security lighting to be maintained after business hours and 11 p.m.

SIGNAGE

Purpose - To reflect Hereford's unique character heritage, to provide for pedestrian and traffic safety, and to identify public buildings, emergency centers, consumer needs, tourist information, and other points of interest.

A. **Design and Placement of Signage**

1. Types
   a. Wall - that attached directly to wall
   b. Projecting - attached to wall and projecting out (usually at a 90° angle)
   c. Free standing (own support, anchored to ground)
2. Simplicity
   a. Key factor to good design and legibility
   b. Bold, easy, recognized symbols and clear crisp lettering
   c. Enhances area of location
3 Color
   a. Background
   b. Contrasting letters
   c. Emphasis (borders, motifs, shading for dimensions)
4. Message
   a. Keep simple for rapid comprehension by public
   b. Pictures, symbols, logos add individuality and character
5. Size
   a. Keep in scale with viewer location and speed
   b. Scaled to building
   c. Blend with architectural design

B. **Material and Construction of Signage**

1. Durable and weatherproof
2. Natural and man-made materials that blend/complement and are attune to building design
3. Recognized business items and figures may be used as a sign, e.g., barber pole, a red cross, fire engine, food item, animals, etc., and Historical designated items.

C. **Illumination of Signage**

1. Projecting signs may be illuminated by concealed lighting at top of sign, reflecting down on sign, with a shield covering sources of light
2. Free standing and wall mounted signs may be illuminated by:
   a. Shielded, safety protected light at ground level - must be stationary, grilled covered and tamper proof. Source must be concealed. Not to exceed 300 watts on any one side.
   b. Enclosed soft glow internal illumination. Not to exceed 50 candle foot power illumination level - Max. of 5 amps per unit.
3. No flashing, rotating or moving parts except for example types stated in B-3.

D. **Simplicity of Design**

1. No more than 3 (three) different type styles of lettering shall be used on same sign (to avoid cluttered appearance).
2. No more than 2 (two) different signs per building (attached and projecting).
3. No more than 3 (three) styles allowed on a multiple use building.
4. One free standing sign - not to include safety, traffic or public signs.
5. Small enter and exit signs may be used on doors or placed near main roads if traffic patterns warrant.
6. Color must be compatible, in good taste and complement design of building.
7. Message
   a. Adequately identify service, usage or activities.
   b. Promote safety and comfort for well-being of users from street, road and highway.
   c. Maintain character of surroundings.

E. **Size to be kept in scale with building, viewer, location and speed**

1. Wall/individual letters - scaled to building placement space. Not to cover any architectural detail.
2. Multiple use building - 2'x3' wall mounts allowed for each user entrance.
3. All free standing signs and spotlights are to be integrated with plantings and must be set back from road as to not interfere with sight view and right of way of pedestrian or motorist.
4. Free standing signs not to exceed 25 (twenty-five) sq. feet per side.
5. Projecting signs - at least 10 (ten) feet above pedestrian walkway.
6. No sign together with supporting frame work shall exceed 10 (ten) feet in height above ground level.
7. Small exit and enter signs at road side not to exceed 1 (one) foot by 2 (two) feet.
8. No letters, symbols or advertising items allowed above building roof line (cornice).

F. **All Others**

1. Temporary signs may remain up to 30 days. Exception may be construction signs, County permits or any government related usage, to be removed when project is completed.
2. All abandoned or discontinued signs shall be removed from premise within 30 (thirty) days by owner.
3. Special events may be posted up to 30 days ahead of event and removed at closing of event.
4. Window to remain free of signs except for temporary signs - blocking no more than 1/3 (one-third) of surface. Temporary signs to remain posted no longer than 30 days. Excluding small open and closed signs.

5. Small, low profile signs with business hours and credit card acceptance may be inconspicuously posted on door or window.
6. Non-conforming signs (existing before regulation) shall conform with current standards when replacing, painting or major repairs are needed.

G. **Prohibited Signs**

1. Billboards or flashing light signs.
2. Portable or trailer type
3. Streamers, pennants, ribbons, spinners and etc., only on a limited basis for special announcements, advertising or events no longer than 30 (thirty) days.
4. String lights only as part of holiday celebration.
5. No sign except for traffic, regulatory or informational sign shall use the words "STOP", "CAUTION", or "DANGER", none shall incorporate red, amber or green lights resembling traffic signals or resemble stop or yield signs in shape or color.
6. No sign that constitutes a hazard to pedestrian or vehicular traffic because of intensity or direction of illumination.
7. All signs shall be kept in a state of good repair and maintenance.
8. Permits and fees are according to County requirements.

Appendix D
INAPPROPRIATE USES

NOTE: These businesses are inappropriate due to one or more of the following concerns - water, sewerage, traffic, pollution, appearance and safety.

Business Type

Dry Cleaning Plant
Arcade
Excavation
Auto Parking Lot
Animal Boarding
Picnic Grove
Printing Plant
Wholesale Commercial Killing
Sanitary Landfill
Wireless Transmitting/Receiving
Amusement Devices
Motel/Motor Court
Used Auto Sales
Storage Underground Gases
Drive-Thru Restaurant
Storage
Boat Yard
Sludge Disposal
Laundromat
Heliport
Kennel
Auto Sales
Race Track
Shooting Range
Antennas
Trailer Park
Truck Stop
Tavern
Warehouse
Car Wash

Appendix E

ACCEPTABLE LAND USES

USE	MAP SECTION*	LIMITATIONS/COMMENTS
Police Station	2, 3, 5	
Sr. Citizens Center	2, 3, 5	
Recreation Center	1 - 5	
Emergency Health Center	1 - 5	
Fast Foods	1 - 2	May be restricted by environmental constraints
Contractors (Light)	1, 2, 3, 5	
Restaurant	1 - 6	May be restricted by environmental constraints
Lumber Supply	1, 3	Accessory Use Only
Lumber Supply-Primary	1	
Farmers Market	1 - 6	According To County Definition
Day Care	1 - 7	
Recycle Center	1 - 5	Collection Only
Trailers		Temporary Use Only
Resident Art Salon	1 - 7	
Coin Operated Rides	1, 2, 5	Accessory Use Only
Community Swimming Pool	1 - 5	Connection W/Recreation Area
Photomat	2	Accessory Use
Public Utilities		
Service Center	1 - 6	
Service Station	1, 2	
Community Building	2 - 5	
Laboratory	1 - 6	Special Exception Only
Bed and Breakfast	1 - 7	
Small Retail		
Commercial Killing	3	
Residential	1 - 7	
Open Space	1 - 7	

*See Map _

Appendix F

LITERATURE CITED

Clemens, S.B. and C.E. Clemens. 1983. From Marble Hill to Maryland Line. An Informal History of Northern Baltimore County. C.E. & S.B. Clemens, Baltimore, MD 76 p.p.

Goodman, W.I., editor. 1968. Principles and Practice of Urban Planning. International City Manager's Association, Washington, D.C.

Legg Mason Realty Group. 1989. Economic Forecasts for Baltimore County's 1989 Master Plan. Baltimore, MD.

A C K N O W L E D G E M E N T S

Hereford Plan Committee

Baltimore County Office of
Planning and Zoning

Baltimore County Department of Public Works

Baltimore County Department of
Environmental Protection and Resource Management

Economic Development Commission

Baltimore County Government
Office of Planning and Zoning
Towson, MD 21204
887-3211

OUR CHURCH HISTORY 1777- 2001

July 20, 1777-	Foster's Meetings were first mentioned in Methodist itinerant minister John Littlejohn's journal.
1797-	John Foster deeds a tract of land to the Methodist Society. Foster's Meeting House (log cabin) built as part of Fell's Point Circuit.
1810-	Hereford becomes part of the newly formed Great Falls Circuit.
1824-	A new deed enlarges the original tract and a stone church is built on Hereford Road near Monkton Road.
1834-	Parsonage lot is deeded and the present parsonage is built.
1843-	Baltimore Conference minutes list new circuit–'Hereford Circuit'
1871-	Stone Church is "reconstructed" on the parsonage lot at its present location on the "York Turnpike".
1910-	Church remodeled; add Sunday School room, bell tower & new entrance. Original front doors are replaced by stained glass windows.
December 6, 1959-	New Education Building consecrated.
1968-	Hereford Methodist Church becomes Hereford United Methodist Church, merger of Methodist Church & Evangelical United Brethren.
1974-	Sanctuary and parlor room are refurbished and updated.
1988-	Hereford UMC "went station" – is no longer part of the circuit.
1991-	Start " HEREFORD FOOD BANK" to serve the community.
January 1994-	Mission team sent to rebuild Homestead, Florida after Hurricane "Andrew".
February 26, 1995-	Ground Breaking Service for expanded sanctuary.
September 24, 1995-	Consecration Service for new expanded sanctuary
1995-	Youth Groups renew performances of "Live Nativity".
1998-	Second service added - Praise format.
1999-	Recognized as one of the fastest growing churches in the Conference. - Members go to Costa Rica on mission work.
2000-	Senior Youth Group goes on mission trip to Hurricane "Floyd" ravaged Kinston, North Carolina. - Pre-school "Two by Two", more than thirty students enrolled.
2001-	New property purchased in anticipation of ongoing growth and needs
2003-	Futures Committee established to formally assess church needs
2005-	Building Committee authorized at Charge Conference, Chartered to act on "Needs Assessment" document

PETITIONER'S

EXHIBIT NO. 3

IN RE:	PETITIONS FOR SPECIAL HEARING AND VARIANCE - E/S York Road at its intersection Monkton Road (16931 York Road) 7th Election District 3rd Councilmanic District	* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 95-92-SPHA
	Hereford Methodist Church, Inc. Petitioner	*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 16931 York Road, located in the Hereford area of northern Baltimore County. The Petitions were filed by the owner of the property, the Hereford Methodist Church, Inc., by Rev. Steven T. Cochran, through their attorney, Jeffrey H. Gray, Esquire. The Petitioner seeks a special hearing to approve an exemption, pursuant to Section 259.3.F of the Baltimore County Zoning Regulations (B.C.Z.R.) for the existing building use and/or structure, due to the limited nature, extent and locations of the proposed additions thereto, and that the project is in keeping with the spirit and intent of the Baltimore County Code. In addition to the special hearing relief sought, the Petitioner seeks variances from Section 409.8.A.2 of the B.C.Z.R. to permit the existing gravel parking lot to remain in its present state in lieu of the required durable and dustless surface, from Section 409.8.A.6 to permit unstriped parking spaces in lieu of the required striping, from Section 409.6 to continue to provide seven (7) on-site parking spaces which are supported by additional off-site parking facilities in lieu of the required 18 additional spaces, and from Section 409.12.B and the procedures set forth in Section 409.8.B.1 to approve a modified parking plan. The subject property, proposed improvements, and the relief

PETITIONER'S

EXHIBIT NO. 5

sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petitions were Rev. Steven T. Cochran, Donald Pearce, Chairman of the Building Committee, Dave Recchia with Rubeling and Associates Architects, Kenneth Bollinger, Jr. with the Hereford Community Association, and Jeffrey H. Gray, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.14 acres, more or less, zoned B.M.-C.R. and is the site of the Hereford Methodist Church. The property is presently improved with a one-story sanctuary building, two-story religious education building, and a two and one-half story parsonage. The Petitioner is desirous of connecting the church building with the parsonage via a one-story addition in accordance with Petitioner's Exhibit 1. Both the church building and parsonage have existed on the property for at least the past 120 years. The Petitioner engaged the architectural services of Mr. Dave Recchia with Rubeling and Associates to design this project in a manner that would maintain the historic character of the two buildings in question. Mr. Recchia explained the design proposal depicted on Petitioner's Exhibit 1 and argued that the Petitioner should be exempt from the requirements of the B.C.Z.R. due to the limited nature and extent of the proposed improvements, and that the special hearing relief sought is in keeping with the spirit and intent of the Baltimore County Code.

The Petitioner has also requested parking variances associated with the proposed improvements. As to the number of existing parking spaces, the Petitioner requests a variance to permit 7 spaces in lieu of the required 18. In support of this request, the Petitioner submitted as

Exhibits 5, 6 and 7, parking agreements with the Hereford Volunteer Fire Company, Foster Brothers Hardware and the adjacent shopping center which allow for sufficient parking for all parishioners who attend services at this church. Therefore, it appears that the relief requested will not result in any detriment upon the surrounding locale and that adequate parking exists immediately adjacent to the subject site. Furthermore, the Petitioner has requested a variance to permit the existing parking lot to remain with its present gravel surface in lieu of the required durable and dust-free surface. Testimony revealed that there is a drainage problem in this particular area and that the gravel surface allows for the natural drainage and absorption of rain water into the ground where a durable and dust-free surface would promote additional storm water runoff and exacerbate the existing drainage problem. Also the Petitioner stated that the septic system is located beneath the parking area and that access to same would become difficult if the parking area was required to be paved.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
>
> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of these requests and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1994 that the Petition for Special Hearing seeking an exemption, pursuant to Section 259.3.F of the Baltimore County Zoning Regulations (B.C.Z.R.) for the existing building use and/or structure, due to the limited nature, extent and locations of the proposed additions thereto, and that the project is in keeping with the spirit and intent of the Baltimore County Code, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: From Section 409.8.A.2 to permit the existing gravel parking lot to remain in its present state in lieu of the required durable and dust-free surface, from Section 409.8.A.6 to permit unstriped parking spaces in lieu of the required striping, from Section 409.6 to permit seven (7) on-site parking spaces which are supported by additional off-site parking facilities in lieu of the required 18 additional spaces, and from Section 409.12.B and the procedures set forth in Section 409.8.B.1 to approve a modified parking plan, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED,

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any occupancy permits, the Petitioner shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County. A copy of the approved plan shall be submitted to the Zoning Administration and Development Management (ZADM) office for inclusion in the case file.

3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

92

Petition for Variance

95-92-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 16931 York Road, Monkton, MD 21111

which is presently zoned BM-CR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Pursuant to Section 409,8 A.2 to allow the existing gravel parking lot to remain as currently constructed in lieu of the "durable and dustless surface"; Pursuant to Section 409.8 A.6 to allow the existing gravel parking lot to remain as currently constructed without permanent striping in lieu of the required striping; SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Maintenance and inspection of existing septic system would be rendered extremely difficult if asphalt surface is required. Petitioner desires to maintain the esthetics of the site and with off site parking agreements for spaces immediately adjacent to the Church signed the additional 18 spaces unnecessary, and for other reasons to be presented at the hearing on the Petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

Jeffrey H. Gray, Esquire
(Type or Print Name)

Jeffrey H. Gray
Signature

17000 York Road, P.O. Box 551
Address Phone No.

Monkton, Maryland 21111-0551
City State Zipcode

REVISED 9-15-94 WCR

Printed with Soybean Ink on Recycled Paper

DROP-OFF

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Hereford Methodist Church, Inc.
(Type or Print Name)

Rev. Steven T. Cochran
Signature

Rev. Steven T. Cochran
(Type or Print Name)

Signature

16931 York Road, Monkton, MD 21111
Address 343-0660 Phone No.

City State Zipcode
Name, Address and phone number of representative to be contacted

Steven T. Cochran
Name

16931 York Road, Monkton, MD 21111
Address Phone No. 717-993-3040

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY DATE

#92

Petition for Variance

95-92-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 16931 York Road, Monkton, MD 21111

which is presently zoned BM CR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) A Variance to Section 409.8(a)2 to allow the existing gravel parking lot to remain as currently constructed in lieu of "a durabl and dustless surface." A Variance to Section 409.6 asking not to provide the 18 requir additional spaces on site but instead use existing parking facilities in the immediate area for which parking agreements have been executed.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Maintenance and inspection of existing septic system would be rendered extremely difficult if asphalt surface is required. Petitioner desires to maintain the esthetics of the site and with off site parking agreements for spaces immediately adjac to the church signed the additional 18 spaces unnecessary, and for other reasons to be presented at the hearing on the Petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

Jeffrey H. Gray, Esquire

(Type or Print Name)

Signature

329-2104

17000 York Road, P.O. Box 551

Address Phone No

Monkton, Maryland 21111-0551

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Hereford Methodist Church, Inc.

(Type or Print Name)

Rev. Steven T. Cochran

Signature

Rev. Steven T. Cochran

(Type or Print Name)

Signature

16931 York Road, Monkton, MD 21111

Address 343-0660 Phone No

City State Zipcode

Name, Address and phone number of representative to be contacted

Don Pearce

Name

343-0946

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

unavailable for hearing

the following dates

All hearings are accepted

REVIEWED BY DATE 7/2/95

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 14, 1994

Jeffrey H. Gray, Esquire
17000 York Road
P.O. Box 551
Monkton, Maryland 21111-0551

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S York Road at its intersection Monkton Road
(16931 York Road)
7th Election District - 3rd Councilmanic District
Hereford Methodist Church, Inc. - Petitioner
Case No. 95-92-SPHA

Dear Mr. Gray:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File

Hereford United Methodist Church
Request for Special Exception
Hearing 9/24/06, Zoning Commissioner

Baltimore County Zoning Regulations (Sec. 502) say that before a special exception can be granted, it must appear that the use for which the special exception is requested will not:

G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;

The church's property has CR zoning. CR zoning is intended to "improve the aesthetics of rural commercial development and protect historic features." HP p.6

The historic view of Hereford is described in the HP. It says "the structures were located on small lots (one lot deep) with the fronts facing existing roads. The buildings were small, of a residential scale, and presented a rural main street appearance. HP p.36

Regulations for the Commercial Rural District include restrictions of bulk, setbacks, landscaping, parking, signage and architecture. The regulations limit development by right to a size of 8800 square feet, a floor area ratio of 0.20 and a height of 30 feet. HP p.36

The CR District regulations are important in providing a scale of commercial buildings appropriate to rural areas. They provide for the protection of important aesthetic and historic features. HP p. 38

The CR District zoning regulations require that proposed buildings can exceed the bulk standards (8800 square feet and 0.20 FAR) "only when the proposed development is in compliance with site design guidelines and performance standards which are part of a duly adopted Master Plan for the district." These guidelines will be used in the review of proposed building projects that seek to exceed the bulk standards in order to assure that the proposed structure will be compatible with the desired architectural and site design character. HP p. 38

Guidelines are provided that are unique to Hereford's site design. These should be used for the review of proposals which exceed the bulk standards of commercial projects in Hereford.
Fourteen separate guidelines are listed, such as

A) presenting a residential atmosphere by being compatible in size, scale and mass with existing buildings, excluding the two newer commercial buildings in the vicinity of York and Mt. Carmel Roads"

F) Roofs are to be cross gable with a moderate pitch roof compatible with surrounding structures;

PROTESTANT'S

EXHIBIT NO. 4

J) Exterior materials are to be natural in appearance
Preference is to be given to wood, wood siding, stone, brick and stucco.....

Colors, placement of mechanical systems, window type and materials, are all outlined. HP p.38-42

Since none of these important factors have been defined in the current proposal, it is impossible to say that the proposal is consistent with the **spirit and intent** of the zoning that applies to this building. Therefore a special exception cannot be granted in conformity with Section 502 G.

HEREFORD COMMUNITY ASSOCIATION, INC.

The Principle Voice of the Hereford Community

September 13, 2006

Mr. William J. Wiseman, III
Zoning Commissioner
Baltimore County, Maryland
County Courts Building
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Petition for Variance, Hereford United Methodist Church

Dear Commissioner Wiseman,

At the September 12, 2006 meeting of the Hereford Community Association, Mr. Mark Gardner, a member of the Building Committee of Hereford United Methodist Church presented the church's proposal for expansion to the members of the Association and of the Community. Upon completion of the presentation there was an extensive discussion, and a question and answer session on the proposal. Mr. Gardner made a request for support by the Association.

Mr. Charles Utermohle, Chairman of the Association's Zoning and Land Use Committee entered a motion that the Hereford Community Association support the Hereford United Methodist Church's expansion program and specifically the church's request for a zoning exception of a FAR of 0.29 and the exception of a setback of 15 feet in lieu of 25 feet. The motion was seconded and after a brief discussion, a vote by ballot was taken of the members present and in good standing. The members voted overwhelmingly (78% in favor) to approve the motion.

Therefore, I as President of the Hereford Community Association do hereby certify that the Association does support the Hereford United Methodist Church's request for the variance of a FAR of 0.29 and a setback of 15 feet.

The Hereford Community Association is the principal voice of the businesses, residents, churches, professional organizations, and property owners within the village of Hereford and the immediate surrounding area. Within the jurisdiction of the Association, there are 71 commercial enterprises, approximately 500 families with a population of about 2,500 people, two churches and several associations.

The Association maintains strict oversight of the developments to assure compliance with the Hereford Plan. We believe that the expansion of Hereford United Methodist church is in the best overall interest and well being of the Hereford Community.

Hereford Community Association, Inc.

P.O. Box 180
Monkton, MD 21111

t. 410-357-0252
f. 410-357-0252
(Call first)
pcummins@verizon.net

Sincerely,

Paul Z. Cummins, II

Paul Z. Cummins, II, President

PETITIONER'S EXHIBIT NO. 8

C: Hereford United Methodist Church

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

DAVID A.C. CARROLL, *Director*
Department of Environmental Protection and Resource Management

April 18, 2006

Mr. Rick Richardson
RICHARDSON ENGINEERING
110 OLD PADONIA RD
COCKEYSVILLE MD 21030

RE: Hereford United Methodist Church, 16931 York Road, D-7

Dear Mr. Richardson,

A representative of this office, Thomas I. Bodrogi, R.S., conducted soil evaluations on 04/14/2006 regarding the above-referenced lot(s). Prior to granting approval of the soil percolation tests, a revised plan, drawn to a scale no greater than 1" equals to 100', must be submitted to this office and contain the following:

- Topography of the property
- Accurate location(s) of:
  - All completed test pits and proposed sewage disposal reserve area(s)
  - Proposed water well(s)
  - Existing water well(s) on site and within 100 ft. of the property lines
  - Existing septic system(s) on site and within 100 ft. of the property lines
- **Show the location of the septic system components for 16937 York Road.**

In order to subdivide this property, the owner/developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. For additional subdivision information, contact the Development Coordination office at 410-887-5859.

IN ORDER TO FACILITATE PROCESSING OF THE PROJECT, WE REQUEST THAT THE REVISED PLANS BE SUBMITTED DIRECTLY TO THE SANITARIAN WHO CONDUCTED THE SOIL TESTS.

Please also contact that sanitarian for any further information or questions

Sincerely,

J. Robert Powell, R.S.
Soil Evaluation Program

PETITIONER'S
EXHIBIT NO. 9

J:\PERC LETTERS\2006 PERC LETTERS\Revised Plan Letters\York Rd.,16931,Hereford United,4-18-06.doc Revised 7-04

010850.536

NO CONSIDERATION
NO TITLE EXAMINATION
NO JUDGMENT REPORT

THIS DEED, Made this 30th day of November, in the year one thousand nine hundred and ninety-four, by and between the The Hereford Methodist Church, a religious corporation qualified under the laws of the State of Maryland, party of the first part and the Hereford Methodist Church, a religious corporation qualified under the laws of the State of Maryland, party of the second part.

WHEREAS, the Hereford Methodist Church currently owns three (3) individual parcels lying and situate in Baltimore County as will be more particularly described in the BEING clause herewith; and

WHEREAS, for the purposes of expansion of the Sanctuary and other specific needs of the Church, the Church wishes to describe those lots as a single parcel.

NOW THEREFORE, in consideration of Zero ($0.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Hereford Methodist Church does hereby grant and convey unto the Hereford Methodist Church, in fee simple, all those lots of ground situate in Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a point on the East side of York Road at the end of the first or North 1 degree West 137 foot line of the land which by deed dated April 7, 1886 and recorded among the land records of Baltimore County in Liber J.N.S. 152 folio 161 was conveyed by Ann Lousia Merryman (nee) Gittings to D. Bosley et al., Trustee of the Parsonage Property of Hereford Circuit

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
11-30-94

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 11-30-94

TRANSFER TAX PAID
BALTIMORE COUNTY, MARYLAND
Date 11/30/94
Sec 33-139

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 561
17000 YORK ROAD
MONKTON, MD 21111-0561
(410) 329-2104

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-10705] SM 10850, p. 0536. Printed 03/03/2006. Image available as of 03/03/2005.

PETITIONER'S

EXHIBIT NO. 11

Methodist Episcopal Church, said point being also the beginning of the land which deed dated October 18, 1957 and recorded among the Land Records of Baltimore County in Liber 3254 folio 510 was conveyed by Hereford Circuit Methodist Episcopal Church, Baltimore County to Hereford Methodist Church, said point being also the end of the third or West 119.8 foot line of the land which by deed dated August 25, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5029 folio 561 was conveyed by Thelma E. Knouse and Samuel W. Knouse, her husband and Margaret L. Taylor and Marvin B. Taylor her husband to Hereford Methodist Church running thence and binding on the East side of York Road and on the fourth or last of the last mentioned deed North 1 Degree 0 minutes West 66.3 feet to the beginning of said deed thence leaving the East side of York Road and binding on the first and second lines of the last mentioned deed South 89 degrees 30 minutes East 200 feet and South 1 degree 00 minutes East 66.3 feet to intersect the second or North 89 1/2 degree 212 foot line as set forth in the first mentioned deed at a distance of 200 feet from the beginning of said line running thence and binding on part of said second line North 89 degrees 30 minutes East 12 feet to the end thereof running thence and binding on the third and fourth or last line as described in the first mentioned deed (Merryman to D. Bosley et al.) South 1 degree East 137 feet to a point in the bed of Monkton Road running thence in the bed of Monkton Road South 89 degrees 30 minutes West 212 feet to the East side of York Road and to the beginning of the first mentioned deed (Merryman to D. Bosley et al.) running thence and binding on the East side of

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 561
17000 YORK ROAD
MONKTON, MD 21111-0561
(410) 329-2104

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-10705] SM 10850, p. 0537. Printed 09/18/2006. Image available of 03/03/2005.

York Road and on part of the first line of the last mentioned deed North 1 degree West 55.4 feet to the beginning of the sixth or last line of the second mentioned deed (Trustee of Parsonage Property to Hereford Methodist Church) running thence on the east side of York Road and continuing the same course and binding on the said sixth or last line North 1 degree 00 minutes West 81.6 to the place of beginning. Containing 0.97 acre of land more or less.

BEING all of the property which by the following deeds were conveyed to the Hereford Methodist Church.

1. Deed dated 9/15/94, 1994 and recorded among the Land Records of Baltimore County, in liber 10631, folio 30, was conveyed by Hereford Circuit Methodist Church, Baltimore County unto the the Hereford Methodist Church, the within named Grantor.

2. Deed dated October 18, 1957 and recorded among the land records of Baltimore County in Liber 3254 folio 510 was conveyed by the Trustees of the Parsonage Property of Hereford Circuit Methodist Episcopal Church, Baltimore County, to the Hereford Methodist Church, the within named Grantor.

3. Deed dated August 25, 1969 and recorded among the land records of Baltimore County in Liber O.T.G. 5029 folio 561 was conveyed by Thelma E. Knouse and Samuel W. Knouse her husband and Margaret L. Taylor and Marvin B. Taylor, her husband, to the Hereford Methodist Church, the within named Grantor.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways,

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 661
17000 YORK ROAD
MONKTON, MD 21111-0661
(410) 329-2104

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-10705] SM 10850, p. 0538. Printed 09/18/2006. Image available of 03/03/2005.

waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed unto and to the proper use and benefits of the said Hereford Methodist Church, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said grantor:

TEST: Sandra A. Gray

HEREFORD METHODIST CHURCH
Mark E. Gardner (SEAL)
By: Mark E. Gardner
Chairman of the Bd. of Trustees
Hereford Methodist Church

STATE OF MARYLAND, County of Baltimore, to wit:

I HEREBY CERTIFY, that on this 29th day of November, 1994, before me, the subscriber, a Notary Public of the State of Maryland, in and for the State and County aforesaid, personally appeared Mark E. Gardner, Chairman of the Board of Trustees of the Hereford Methodist Church, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

JEFFREY H. GRAY NOTARY PUBLIC Baltimore Co., MD

Notary Public

My Commission Expires: 12/1/96

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 551
17000 YORK ROAD
MONKTON, MD 21111-0551
(410) 329-2104

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-10705] SM 10850, p. 0539. Printed 09/18/2006. Image available of 03/03/2005.

010850.540

CERTIFICATION

In accordance with Real Property Section 3-104(s), this is to certify that the within instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Jeffrey H. Gray

MAIL TO:

Jeffrey H. Gray, Esquire
17000 York Road, P.O. Box 551
Monkton, Maryland 21111-0551

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 551
17000 YORK ROAD
MONKTON, MD 21111-0551
(410) 329-2104

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-10705] SM 10850, p. 0540. Printed 09/18/2006. Image available of 03/03/2005

010850.541

State of Maryland Land Instrument Intake Sheet

County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments

Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.

( ) Check Box If Addendum Intake Form is Attached.)

☒ Deed	Lease	Other
Deed of Trust	Contract	
Mortgage	Land Installment Cont.	

2 Consideration and Fees

Consideration Amount/Recordation Fees	Doc. 1	Doc. 2
Consideration, Including Assumed Indebtedness	$ 0	$
Recording Charge	$ 20	$
Surcharge	$ 5	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax (if Applicable)	$	$
Other	$	$
Total Fees	$ 25	$

3 Exemptions (if Applicable) Cite or Explain Authority

Recordation Tax Exemption:

State Transfer Tax Exemption:

County Transfer Tax Exemption:

4 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Jeffrey H. Gray

Firm: 17000 York Rd • PO Box 551

Address: Monkton, Maryland 21111

Phone: (410) 329-2104

Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)

[ ] Return to Contact Person as Provided Above ( ) Hold for Pick Up ( ) Address Provided on Instrument

Name: Jeffrey H. Gray, Esquire

Address: 17000 York Rd • PO Box 551

Monkton, Maryland 21111

5 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)
07	0708030027 0708030026	01603/025			

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage (4)

Location/Address of Property Being Conveyed (2)

16931 York Road, Monkton MD 21111

Partial Conveyance? ( ) Yes (X) No | Description/Amt. of Sq.Ft./Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

6 Transferred From

Doc. 1 - Grantor(s) Name(s): Trustees of Pars Property of Hereford Methodist Church

Doc. 2 - Grantor(s) Name(s):

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

7 Transferred To

Doc. 1 - Grantee(s) Name(s): Hereford Methodist Church

Doc. 2 - Grantee(s) Name(s)

8 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)

Doc. 2 - Additional Names to be Indexed (Optional)

9 Special Instructions

Special Recording Instructions (if any)

10 Conveyance Type Check Box

[ ] Private Sale with Improvements /1/ [ ] Private Sale Unimproved /2/ [X] Multiple Accounts/ Property /3/ [ ] All Other /4/

11 Assessment Information

IMPORTANT: ***BOTH*** **THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

Yes (X) No Will the property being conveyed be the grantee's principal residence?

Yes (X) No Does transfer include personal property? If yes, identify:

Yes ( ) No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

New Owner's (Grantee) Mailing Address: 16931 York Road Monkton MD 21111

Space Reserved for Circuit Court Clerk Recording Validation

IMP FD SURE $ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Rec#8086 Rept#410
SM KJ Blk#1118
Nov 30, 1994 02:52 pm

Assessment Use Only - Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number: | Date Received: | Deed Reference: | Assigned Property No.:

	19	19
Year		
Land		
Buildings		
Total		

Geo.	Map	Sub	Block
Zoning	Grid	Plat	Lot
Use	Parcel	Section	Occ Cd
Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-10705] SM 10850, p. 0541. Printed 09/18/2006. Image available as of 03/03/2005.

Hereford Vol. Fire Company, Inc.

510 Monkton Road
Monkton, Maryland 21111

(410) 887-1934
(410) 357-4443

ORGANIZED 1924

August 28, 2006

Mr. Paul Cummins, President
Hereford Community Association

Dear Mr. Cummins,

At the regular meeting held this evening, the Hereford Volunteer Fire Company, Inc. passed a unanimous motion recognizing the Hereford Community Association as the only group to represent and speak for the Hereford area.

Hereford Volunteer Fire Company, Inc.

Charles C. Frederick, Secretary

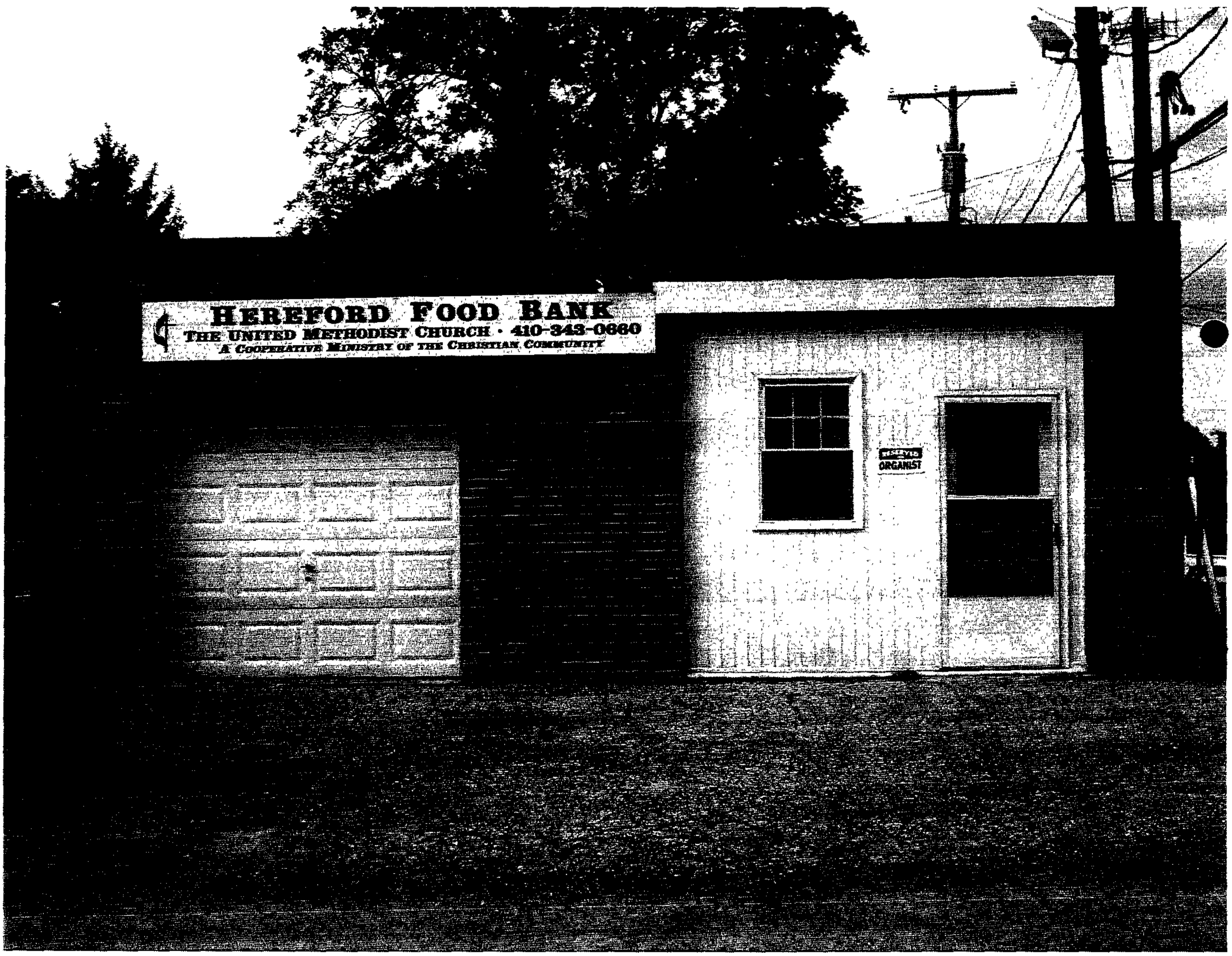
Petitioners Exhibit
12

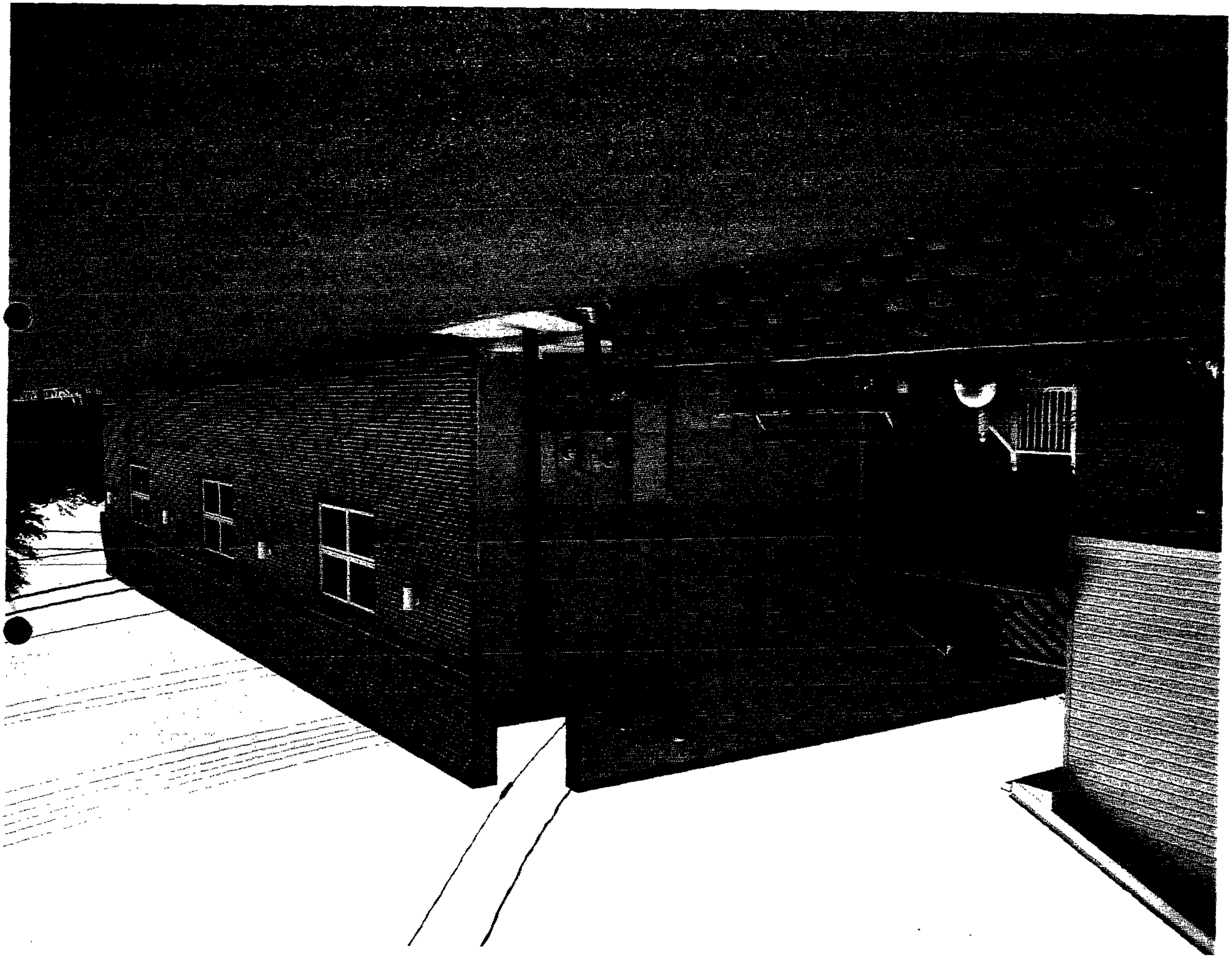
Collectively 6A-D

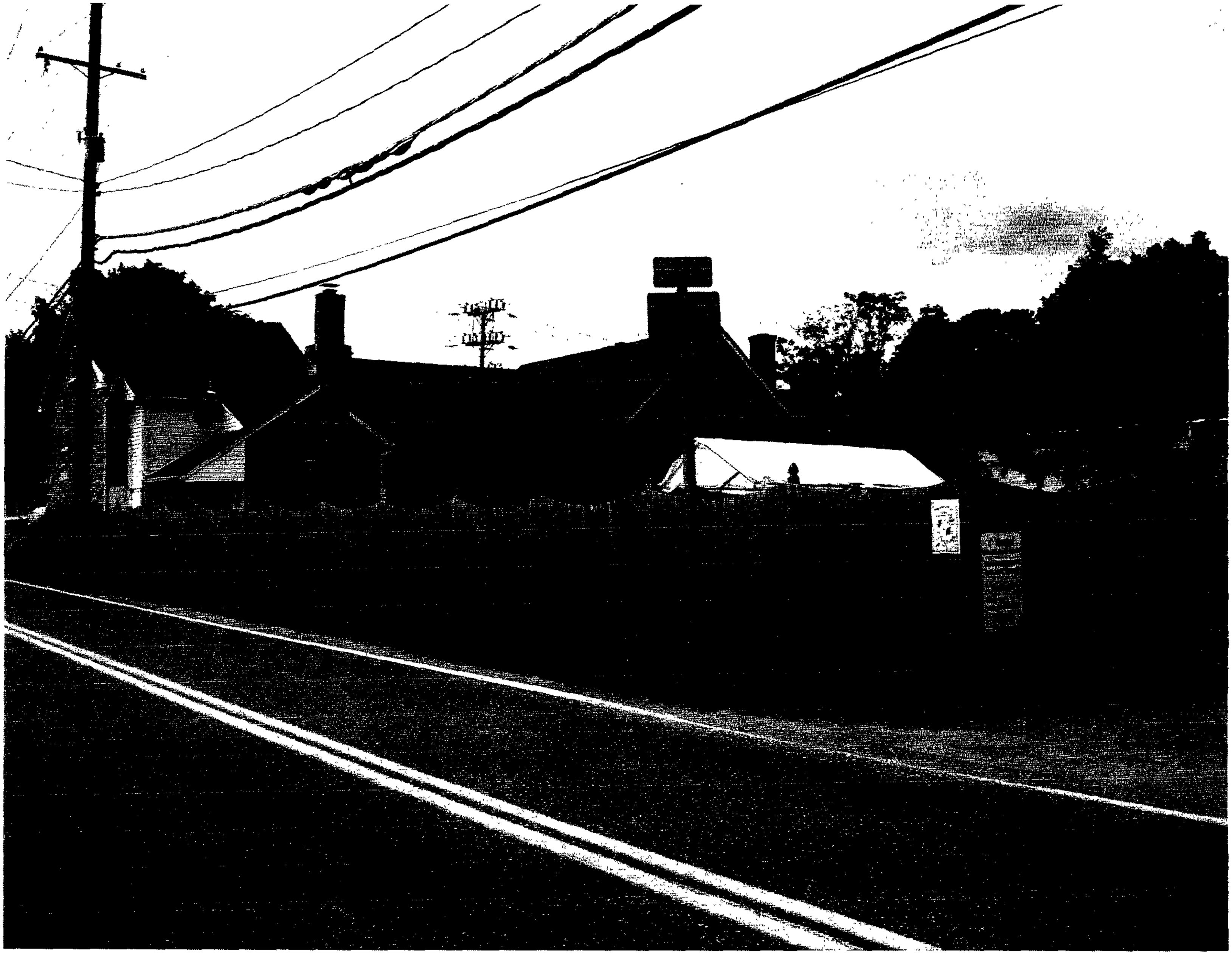
PETITIONER'S

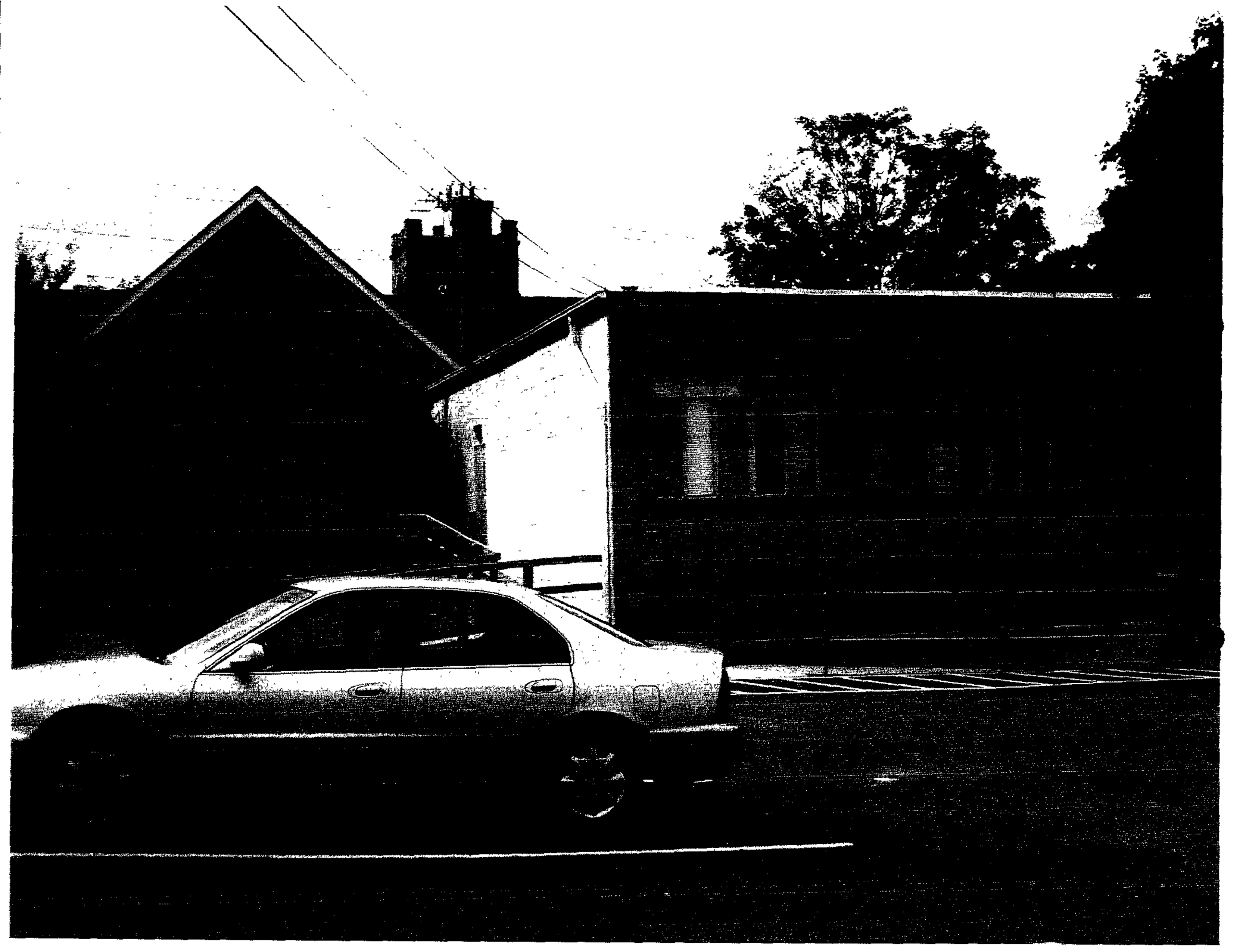
EXHIBIT NO. 6A

York

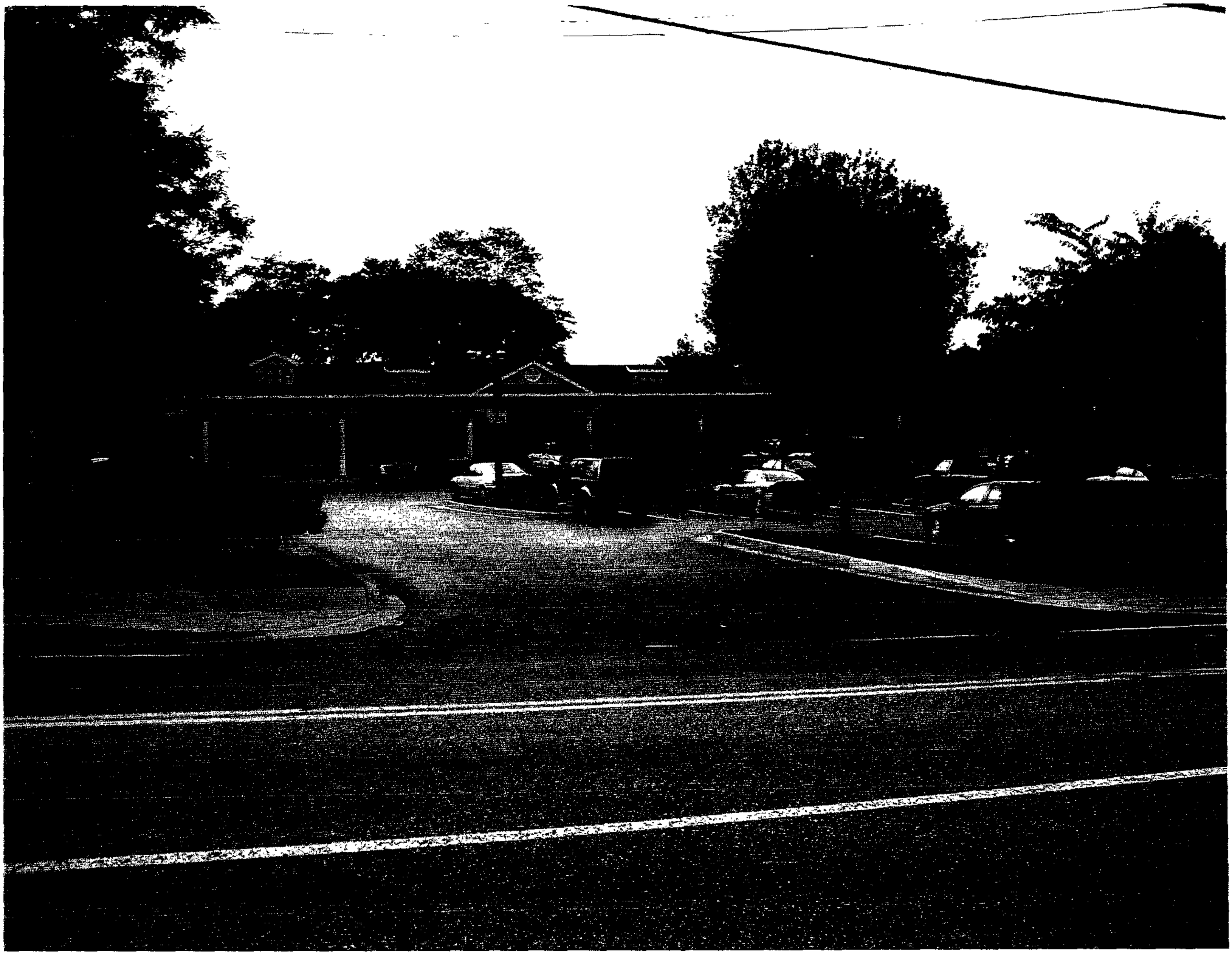

HEREFORD FOOD BANK
THE UNITED METHODIST CHURCH · 410-343-0660
A COOPERATIVE MINISTRY OF THE CHRISTIAN COMMUNITY
RESERVED
ORGANIST

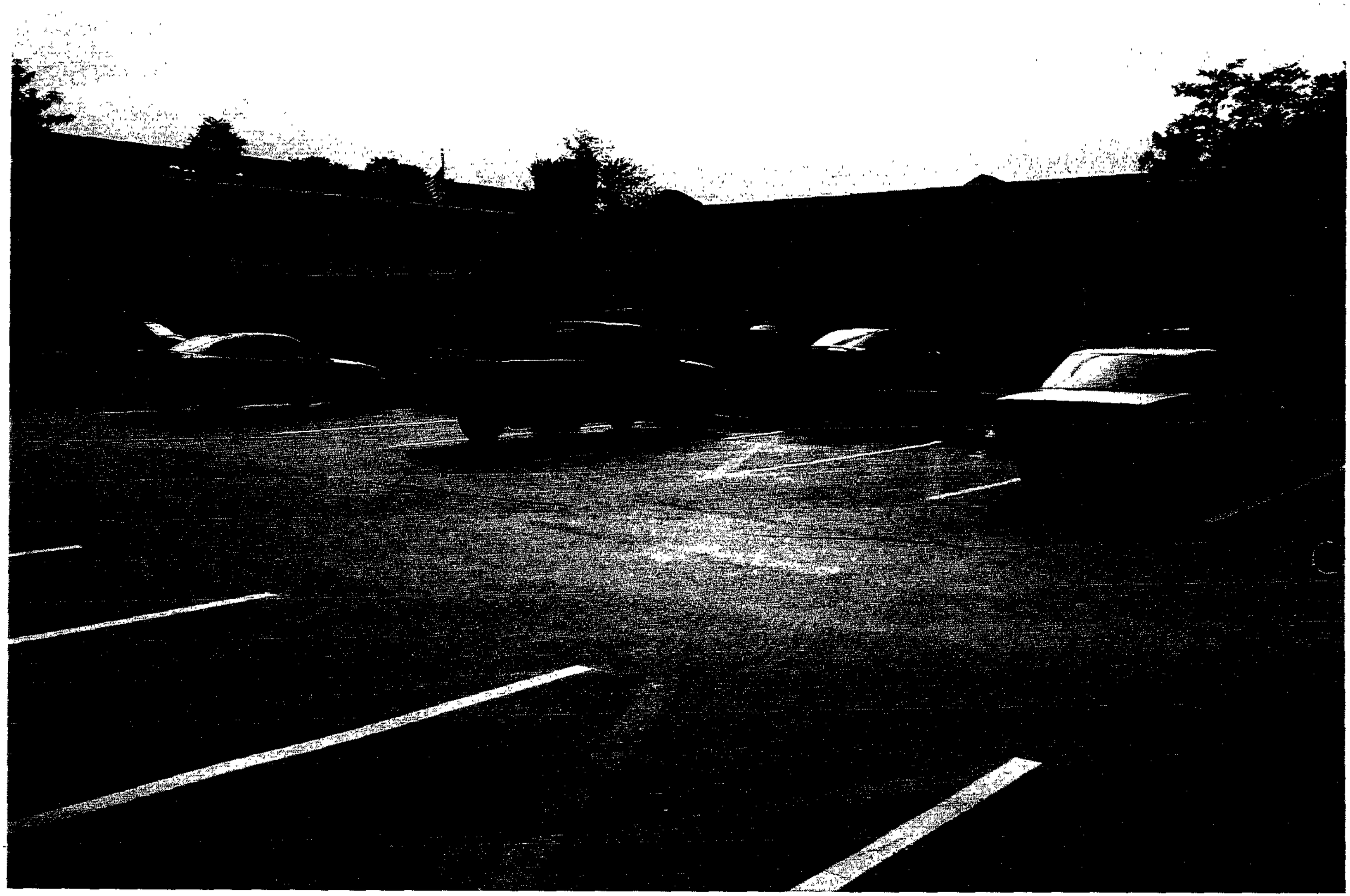


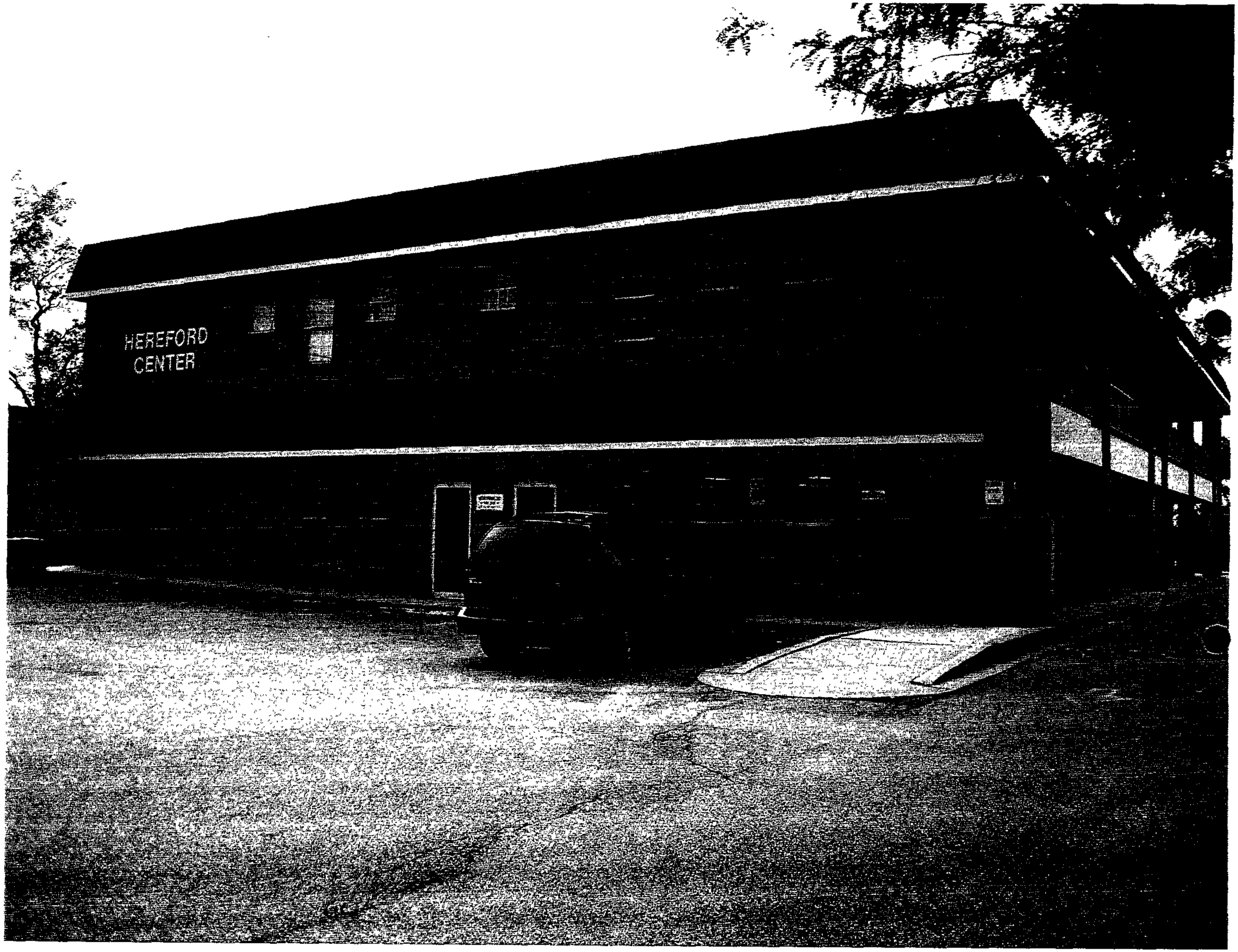


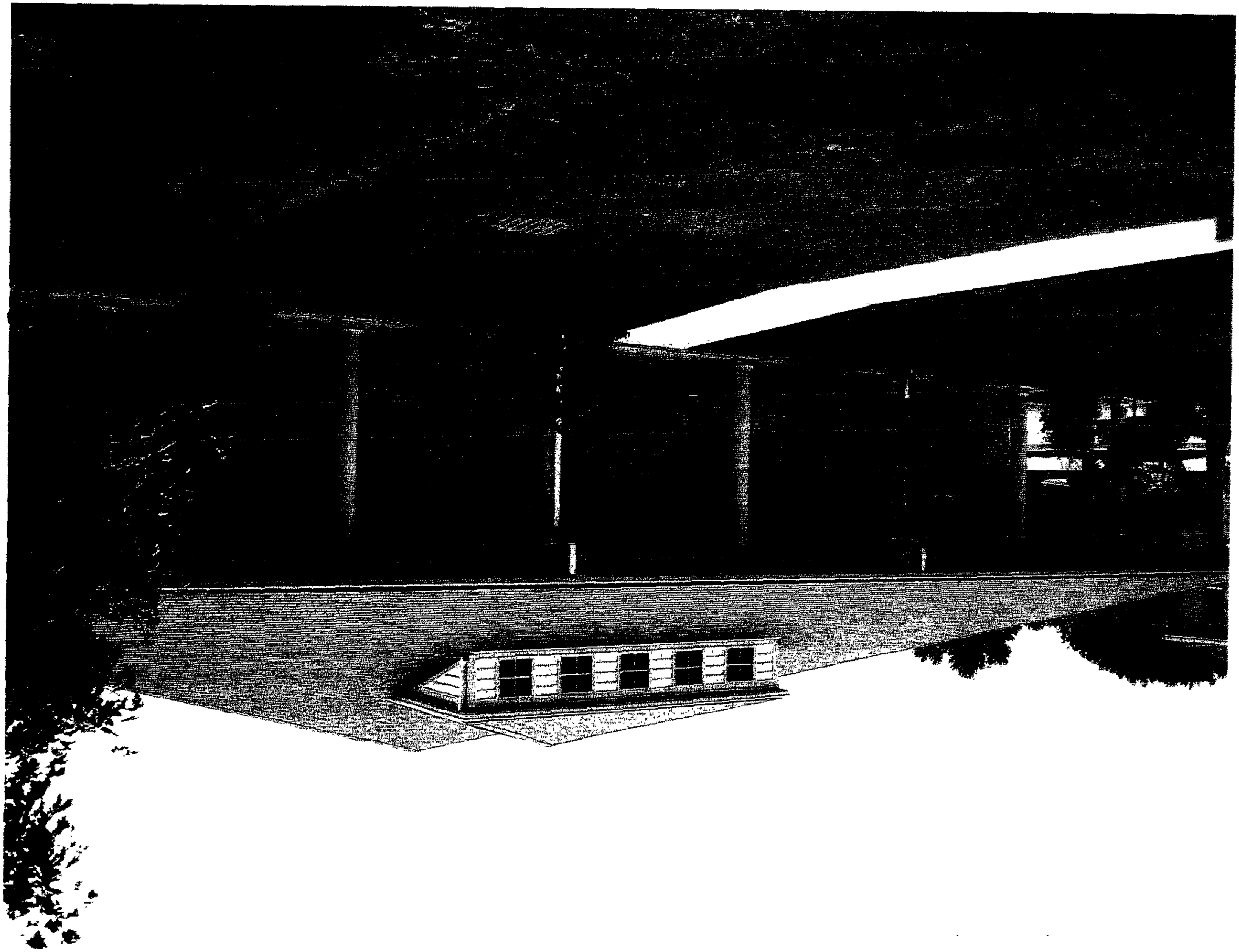


NAPA AUTO PARTS
410-343-2333

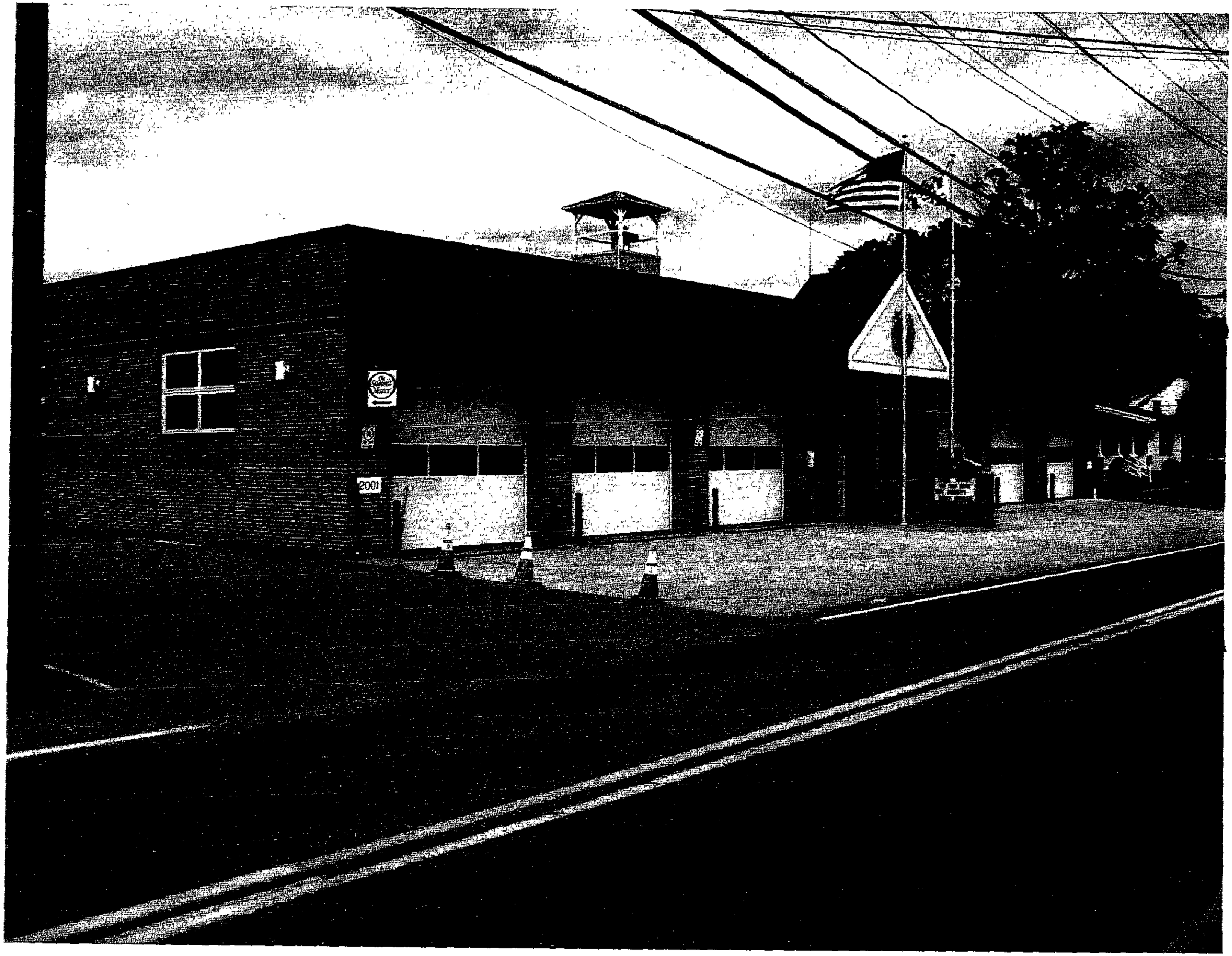





HEREFORD
CENTER



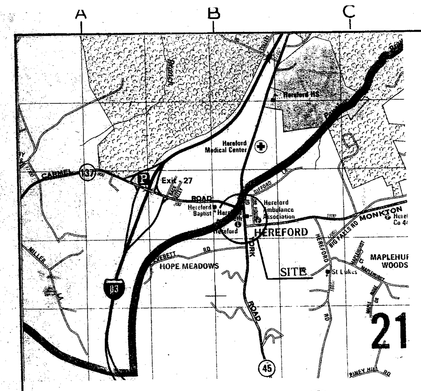
NOW OPEN!


2001

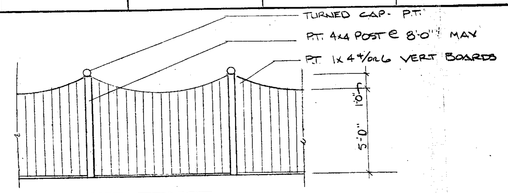
07/26/2006

PROTESTANT'S

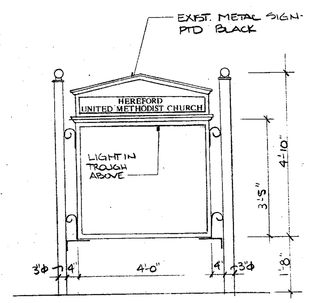
EXHIBIT NO. 3



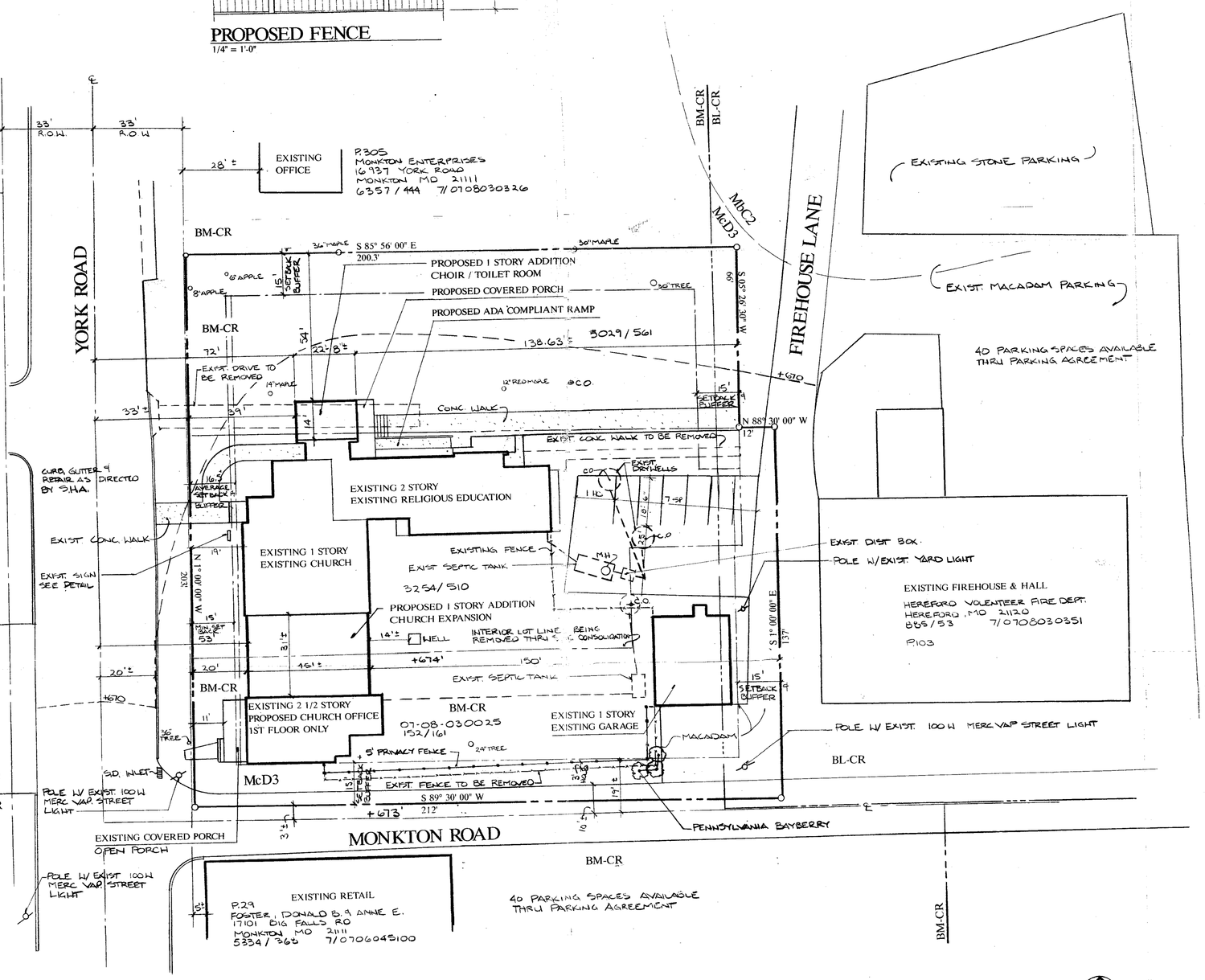
VICINITY MAP



PROPOSED FENCE
1/4" = 1'-0"



EXISTING SIGN
1/2" = 1'-0"



SITE PLAN
1" = 20'

Hereford
United Methodist Church
P.O. Box 99
Monkton, Maryland 21111

Phone: (410) 343-0660

We, the officers of the Hereford United Methodist Church, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or person who will perform contractual services on behalf of the proposed development.

Barbara Sollers
Barbara Sollers
Administrative Board Chairperson

Mark E. Gardner
Mark E. Gardner
Trustees Chairman

Carolyn A. Sheppard
Witness

Sworn + subscribed before me this 13th day of July, 1994.

Carolyn A. Sheppard
CAROLYN A. SHEPPARD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 14, 1997

Baltimore County Government
Department of Environmental Protection
and Resource Management
401 Bosley Avenue
Towson, MD 21204
(410) 887-3733

RECEIVED
JUL 5 1994
RUBELING & ASSOC.

June 30, 1994

Mr. David P. Recchia, A.I.A.
Rubeling & Associates
401 Jefferson Avenue
Towson, Maryland 21286-5308

RE: HEREFORD UNITED METHODS CHURCH
Exemption Request

Dear Recchia:

This is in response to your letter of June 22, 1994, requesting an exemption from storm water management requirements for the above referenced project.

We have reviewed the material submitted with your letter and hereby grant your request under the provisions of Section 14-155 (b) of the County Code (i.e., not over 5,000 square feet of disturbed land area).

If there are any questions, please contact Ed Schmaus at 887-3768.

Very truly yours,
G.A. Stick for
Thomas L. Vidmar, Chief
Bureau of Engineering Services

TLV:pms

cc: Rick Dills, SCD
Sheldon Epstein, Storm Drain Design
Environmental Impact Review

HEREMETH/DEPRM/ESWAIVER

Zoning Variances applied for:

Pursuant to a meeting with the Office of Zoning, the following is the anticipated approach for obtaining the necessary zoning variances for the project.

A Special Hearing will be applied for to petition the Zoning Commissioner to rule that Section 259.3, Paragraph F exempting "any building use or structure in existence" applies to this project because of its limited nature, extent, and locations of the proposed additions to the existing building.

If the Zoning Commissioner rules that the project is in keeping with the "spirit and intent" of the code, then the following variances will be applied for:

- A Variance to Section 409.8 A.2 to allow the existing gravel parking lot to remain as currently constructed, in lieu of "a durable and dustless surface."
- A Variance to Section 409.8 A.6 to allow the existing gravel parking lot to remain as currently constructed without permanent striping, in lieu of the required striping.
- A Variance to Section 409.6 to continue to provide 7 on site existing parking spaces, supported by additional parking facilities off site, in lieu of the 18 required additional spaces.
- To petition the Zoning Commissioner to approve a modified parking plan, due to undue hardship, in compliance with Section 409.12 B and the procedures set forth in section 409.8 B.1

THE "SPECIAL HEARING", VARIANCES AND PETITION OUTLINED ABOVE WERE PRESENTED TO THE ZONING COMMISSIONER, AS CASE 95-92, ON 12 OCTOBER 1994. AT THE END OF THE HEARING THE COMMISSIONER RULED THAT:

- THE PROJECT WAS EXEMPT FROM THE 'CR' OVERLAY PURSUANT TO SECTION 259.3, PARAGRAPH F.

THE COMMISSIONER ALSO GRANTED THE 3 VARIANCES AND THE MODIFIED PARKING PLAN.

THE OWNER AGREED TO FILE A LANDSCAPE PLAN W/ THE BUILDING PERMIT AND COMPLY WITH THE STATE HIGHWAY ADMIN. COMMENTS REGARDING THE CLOSURE OF THE DRIVE ON YORK ROAD.

THOMAS G. HARRIS SR.
HARRIS SEPTIC SYSTEMS
P.O. BOX 394 1828 MONKTON ROAD
MONKTON, MARYLAND 21111
PH. NO. 472-4613
BALTO. CO. LIC. NO. 5026

September 27, 1994

Baltimore County Health Department
Towson, Maryland 21204

Dear Mr. Powell:

Inspection of septic system at Hereford United Methodist Church provided this information.

Septic system consists of:
1500 gallon concrete septic tank with both baffles intact
Distribution Box with baffle
2-8 x 12 Drywells that have less than a foot of water in them

We installed manhole on septic tank to grade.

Septic System is in good working condition, as of September 26, 1994.

Thomas G. Harris
Thomas G. Harris, Sr.
Harris Septic Systems

TGH/geh

CC: Mr. Don Pearce

This Development Plan for Hereford United Methodist Church has been submitted in compliance with the Limited Exemption granted under Section 26-171(b)(9) of the Baltimore County Development Regulations, on January 18, 1994, by the Development Review Committee (DRC No. 01104D, 7C3).

Owner: Hereford United Methodist Church, 16931 York Road, Hereford, Maryland 21111

Preparer: Rubeling & Associates, 401 Jefferson Avenue, Towson, Maryland 21286

Election District 7
Councilmanic District 3
Census Tract: 4081
Watershed: 15
Subwatershed: 8J
Zoning BM-CR

Site Area: The Site consists of three parcels that are being legally combined into a single parcel. All of the calculations presented are based on the combined parcel.

Net site area	42,264 s.f.	=	.97 acres
Gross site area	49,698 s.f.	=	1.14 acres

Gross Square Footage:

Existing church		2288 s.f.
Existing educational building	lower level	1747 s.f.
	upper level	2110 s.f.
Existing garage		977 s.f.
Existing church offices	lower level	1105 s.f.
	upper level	not used
	attic	not used
Proposed church expansion		1395 s.f.
Proposed choir expansion		317 s.f.
Total gross square footage		9939 s.f.

Adjusted Gross Square Footage:

Existing church		2288 s.f.
Existing educational building	lower level	2110 s.f.
	upper level	2110 s.f.
Existing garage		977 s.f.
Existing church offices	lower level	1105 s.f.
	upper level	1105 s.f.
	attic	432 s.f.
Proposed church expansion		1395 s.f.
Proposed choir expansion		317 s.f.
Total adjusted gross square footage		11839 s.f.

FAR = Adjusted gross square footage ÷ Gross site area
= 11,839 s.f. ÷ 49,698 s.f.
= .238

Parking Calculations Parking required is 1 space for every 4 seats. There is no church hall on site.

Existing Nave Seating	140	÷ 4 =	35 spaces
New nave seating	70	÷ 4 =	18 spaces
Total proposed nave seating	210	÷ 4 =	53 spaces
Parking provided	on site		8 spaces
	off site per three separate agreements		120 spaces
Total spaces provided			128 spaces

The proposed additions require the addition of only 18 spaces.

Off site parking shall be required to be a renewed review and approval by the Zoning Commissioner in the event of lease expiration, of termination, of change of use, in compliance with 409.7 (e), of the Baltimore County Zoning Regulations.

Building height: Proposed 28', Maximum allowed 30'

Historical Review: The project has been presented to the Baltimore County Landmarks Commission. The project was approved with advisory comments.

Storm Water Management: The proposed expansions increases the impervious area 1712 s.f. An exemption has been requested pursuant to Sec. 2-150.3(b)(3), "Developments which do not disturb over 5,000 of land area". THE EXEMTION WAS GRANTED, JUNE 30, 1994, BY THOMAS L VIDMAR, CHIEF, BUREAU OF ENGINEERING SERVICES.

Wetlands: None located on site.

Critical Areas: Site is not within the designated critical areas.

Hazardous Material: There are no known hazardous materials on site. The existing underground oil tank was removed per EPA and Baltimore County standards.

Fire hydrants: There are no fire hydrants in the area because Hereford is not served by public water. The Fire Department, located on the adjacent site to the east, has a cistern dedicated to fire fighting.

Disturbed area: 2500 s.f.
New Impervious area 1712 s.f.

Landscape plan: The requirement for a schematic landscape plan submittal with the development plan has been waived.

Forrest Conservation Study: This project is exempt from the requirements of the forrest conservation act because it is an existing development and no existing trees are being removed.

Sewer: The existing private system has been opened, inspected, and appraised as in good working condition (see affixed letter from Harris Septic Systems). A waiver has been requested to allow the existing septic system to remain in service.

Water: The existing private system has been tested and has been evaluated as in compliance with health regulations. The existing steel casing shall be extended above grade, a new well pump installed, and the existing pit removed in compliance with Baltimore County standards. A waiver has been requested to allow the existing well to remain in service within 10' of the proposed addition, in lieu of the required 30'. The existing hand dug well was filled per requirements of the Baltimore County Health Department.

DAILY TRIP CALCULATIONS

PETITIONER'S EXHIBIT NO. 10

EXISTING DAILY TRIPS GENERATED

CHURCH SERVICE	1 DAY / WEEK	47 TRIPS / WEEK
COMMITTEE MEETINGS	2 DAYS / WEEK	40 TRIPS / WEEK
CHURCH STAFF	5 DAYS / WEEK	15 TRIPS / WEEK
TOTAL EXISTING WEEKLY TRIPS GENERATED		102 TRIPS / WEEK
TOTAL EXISTING DAILY TRIPS GENERATED (AVERAGE)		15 TRIPS / DAY

PROPOSED DAILY TRIPS GENERATED

CHURCH SERVICE	1 DAY / WEEK	70 TRIPS / WEEK
COMMITTEE MEETINGS	2 DAYS / WEEK	60 TRIPS / WEEK
CHURCH STAFF	5 DAYS / WEEK	15 TRIPS / WEEK
TOTAL PROPOSED WEEKLY TRIPS GENERATED		145 TRIPS / WEEK
TOTAL PROPOSED DAILY TRIPS GENERATED (AVERAGE)		21 TRIPS / DAY

INCREASE IN DAILY TRIPS GENERATED 6 TRIPS / DAY

ARCHITECTURAL REGISTRATION BOARD 6057-A STATE OF MARYLAND

THIS REVISED PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH ALL AGENCY COMMENTS

DEVELOPMENT REGULATION
Project No.
10/17/94
ZONING CASE 95-92 ZADM #V11-298

RUBELING & ASSOCIATES ARCHITECTS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
301/337-2886

ARCHITECTURAL REGISTRATION 6057-A STATE OF MARYLAND

DEVELOPMENT PLAN
HEREFORD UNITED METHODIST CHURCH
HEREFORD, MARYLAND 21111
16931 YORK ROAD

RECEIVED
OCT 14 1994
BALTIMORE COUNTY ZADM/DM

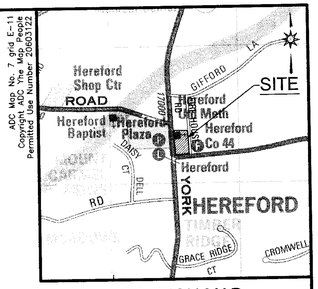
No.	Description	Date
2	COMMENTS	14OCT
1	COMMENTS	6OCT

Revisions

Proj. No.	93-058
Date	23 JUNE 94
Scale	
Last Rev.	14 OCT 94

Title: DEVELOPMENT PLAN
DNC NO. 01104D, 7C3
ZADM #V11-298

Sheet 1



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER\APPLICANT:
   HEREFORD UNITED METHODIST CHURCH
   #16931 YORK ROAD
   MONKTON, MARYLAND 21111
2. SITE AREA: 79,683 Sq.Ft. or 1.829 Ac.±
3. BUILDING AREAS:
   EXISTING: 10,259 Sq.Ft. (1,789 Sq.Ft. TO BE REMOVED)
   PROPOSED ADDITION: 12,634 Sq.Ft.
   TOTAL PROPOSED: 23,233 Sq.Ft.
4. UTILITIES
   WATER: PRIVATE WELL SEWER: PRIVATE SEPTIC SYSTEM
5. NO 100 YEAR FLOODPLAINS ON SITE.
6. PARKING:
   REQUIRED 145 SEATS@ 1/4 SEATS= 37 SPACES
   PROVIDED 42
7. SETBACKS REQUIRED:

	BM	BM-CR	PROPOSED
FRONT: FROM R/W	10'	15'	20'
FROM CENTERLINE	40'	-	60'
INTERIOR SIDE:	0'	15'	15'
STREET SIDE:	10'	15'	16'
REAR:	15'	25'	15'
BUILDING SIZE:		8,800 SF	23,233 SF
FAR	4.0	0.2	0.29
HEIGHT	APPX. 75'	30'	35'
AREA OF 1ST FLOOR		6,600 SF	19,060 SF

8. TAX MAP #22, GRID 14
9. PARCEL 333, TAX ACCNT #2200022079, DEED REF: 10850/536
   PARCEL 305, TAX ACCNT. #0708030326, DEED REF: 15121/39
   PARCEL 173, TAX ACCNT. #0719072950, DEED REF: 15121/39
10. PRESENT ZONING: BM-CR
    (PER 1"=200' ZONING MAP 022A3)
11. ALL KNOWN WELL AND SEPTIC AREAS WITHIN 100 FEET OF THE BOUNDARY HAVE BEEN SHOWN ON THE PLAN.
12. COUNCILMANIC DISTRICT 3rd
13. REGIONAL PLANNING DISTRICT 301A
14. CENSUS TRACT 4070
15. WATERSHED: LOCH RAVEN
16. PREVIOUS ZONING CASE: 95-92-SPHA GRANTED OCTOBER 14, 1994 SECTION 409.8.A.2 TO PERMIT EXISTING GRAVEL PARKING IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS, 409.8.A.6 TO PERMIT UNSTRIPED PARKING SPACES AND 409.6 TO PERMIT 7 PARKING SPACES ON SITE WHICH ARE SUPPORTED BY OFF SITE PARKING IN LIEU OF THE REQUIRED 18 SPACES AND SECTION 409.12.B TO APPROVE A MODIFIED PARKING PLAN IN ACCORDANCE WITH EXHIBIT 1.
17. NO PREVIOUS PERMITS ON FILE
18. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
19. USES:
    EXISTING: CHURCH
    PROPOSED: CHURCH

BL CR / BM CR — DENOTES ZONING LINE

DENOTES THE FRONT FACE OF THE STRUCTURE

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY PETITION FOR VARIANCE, SPECIAL EXCEPTION & SPECIAL HEARING FOR

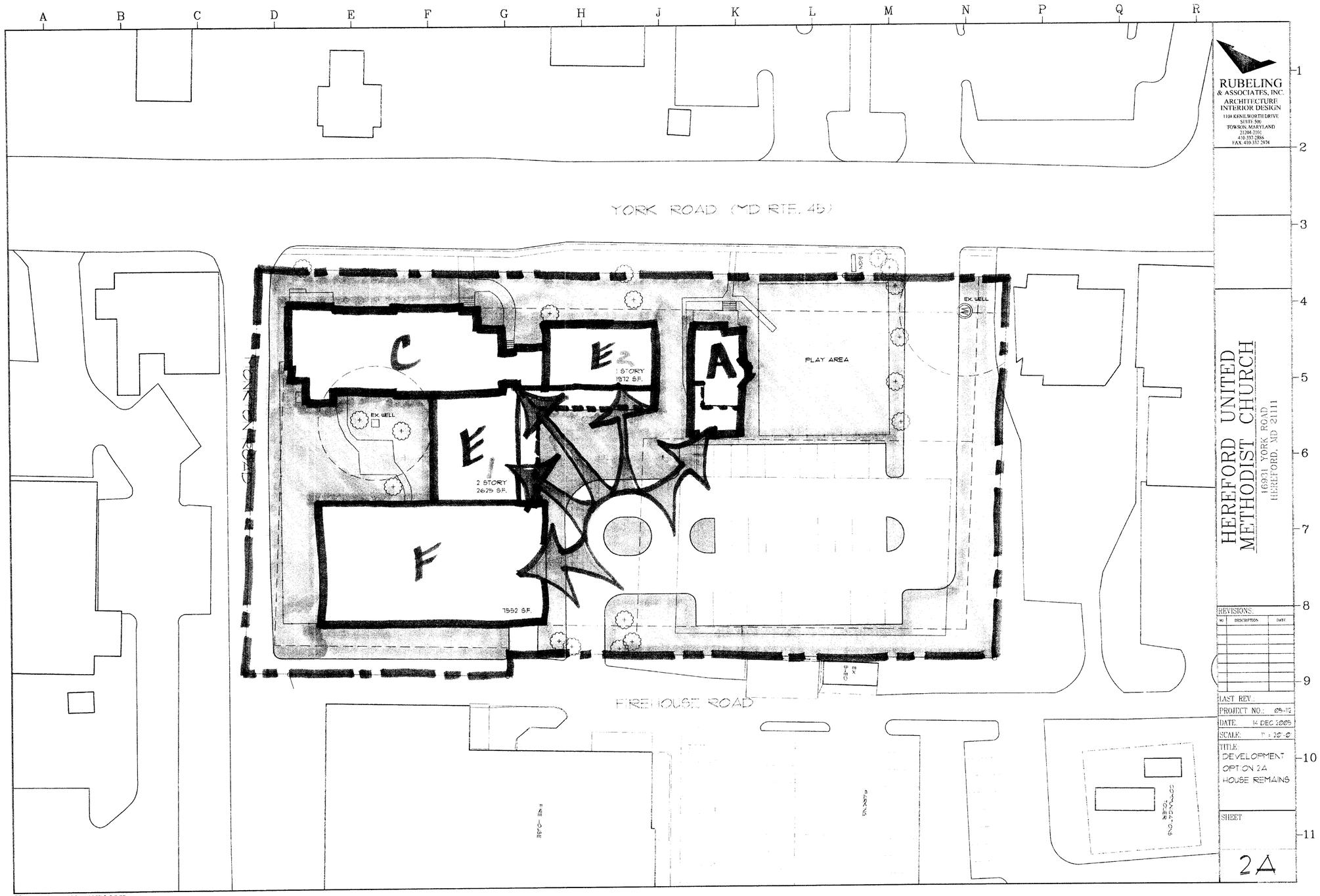
HEREFORD UNITED METHODIST CHURCH

16931 YORK ROAD
BALTIMORE, MARYLAND 21237

7TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 30'
	DATE: 05-22-06	JOB NO.: 06012	SHEET NO.: 1 OF 1

PETITIONER'S EXHIBIT NO. 4



(C) RUBELING & ASSOCIATES 2005

TABLE

A = Administrative (existing)

C = Church & Sanctuary (existing)

E_1 = Education & Classroom (existing 1959 construction)

E_2 = Education & Classroom (new)

F = Fellowship Multifunction Facility (new)

PETITIONER'S EXHIBIT NO. 2